



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, FEBRUARY 19, 2026 - 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, FEBRUARY 19, 2026 AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

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

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:

www.seabrooktx.gov/publiccomment

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request for approval for the Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

2.2 Conduct a public hearing on a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures," *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 for the Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves.
Sean Landis, Deputy City Manager | Planning and Zoning Director

3.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Tire Dealer and Service" at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures," *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. ROUTINE BUSINESS

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

4.2 Approve minutes from the November 13, 2025 joint City Council and P&Z Workshop Session.

4.3 Approve minutes from the November 20, 2025 regular P&Z meeting.

4.4 Approve minutes from the January 6, 2026 joint City Council and P&Z meeting

4.5 Approve minutes from the January 6, 2026 P&Z meeting.

4.6 Establish future meeting dates and agenda items.

THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, AND VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN ONE OR MORE OF THE FOLLOWING SECTIONS: SECTION 551.071, CONSULTATION WITH ATTORNEY; SECTION 551.072, REAL PROPERTY; SECTION 551.073, DELIBERATION REGARDING A PROSPECTIVE GIFT; SECTION 551.074, PERSONNEL MATTERS; SECTION 551.076, SECURITY DEVICES; AND SECTION 551.087, ECONOMIC DEVELOPMENT) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Thursday, February 12, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator



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
☐ Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Seabrook Mija, LLC, Jon Skeele, Authorized Signer E-Mail: jskeele@baywayhomes.com
Address: PO Box 1447 Fax #: _____
City: Friendswood
State: Texas ZIP: 77549 Phone: 832 818 4021

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): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: _____
Name: _____ Name: _____
Address: _____ Address: _____
City: _____ City: _____
State: _____ Zip _____ State: _____ Zip _____

PROPERTY INFORMATION

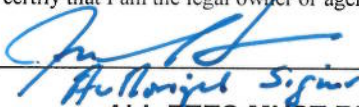
Property Address: 12.364 Acres in Ritson Morris Survey, Abstract 52
Legal Description: Lot _____ Block _____
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-2 (Available from Building Department)
Current Use of Property: Single Family Residential Homes (Be specific)
Number of existing Driveways: 0
General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq. Feet: _____ Acres: _____
Adjoining Uses: North undeveloped land South Lake Mija Village Section 1
 East Lake Mija Section 3 West Lake Mija Village Section 2
Adjacent Streets: North _____ South Lake Mija Court
 East Friendship Trails West Lake Mija Circle

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

OWNER/AGENT AFFIDAVIT

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

Signed:  Date: 12/17/25

**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: Lake Mija Village Section 4 Total Acres 12.364
Total number of Lots: 51 Blocks: 3 Reserves: 4
Number of sections to be developed: 1
Name of Headright Survey in which the property is situated: Ritson Morris Survey
Abstract Number 52

Attach the following for:

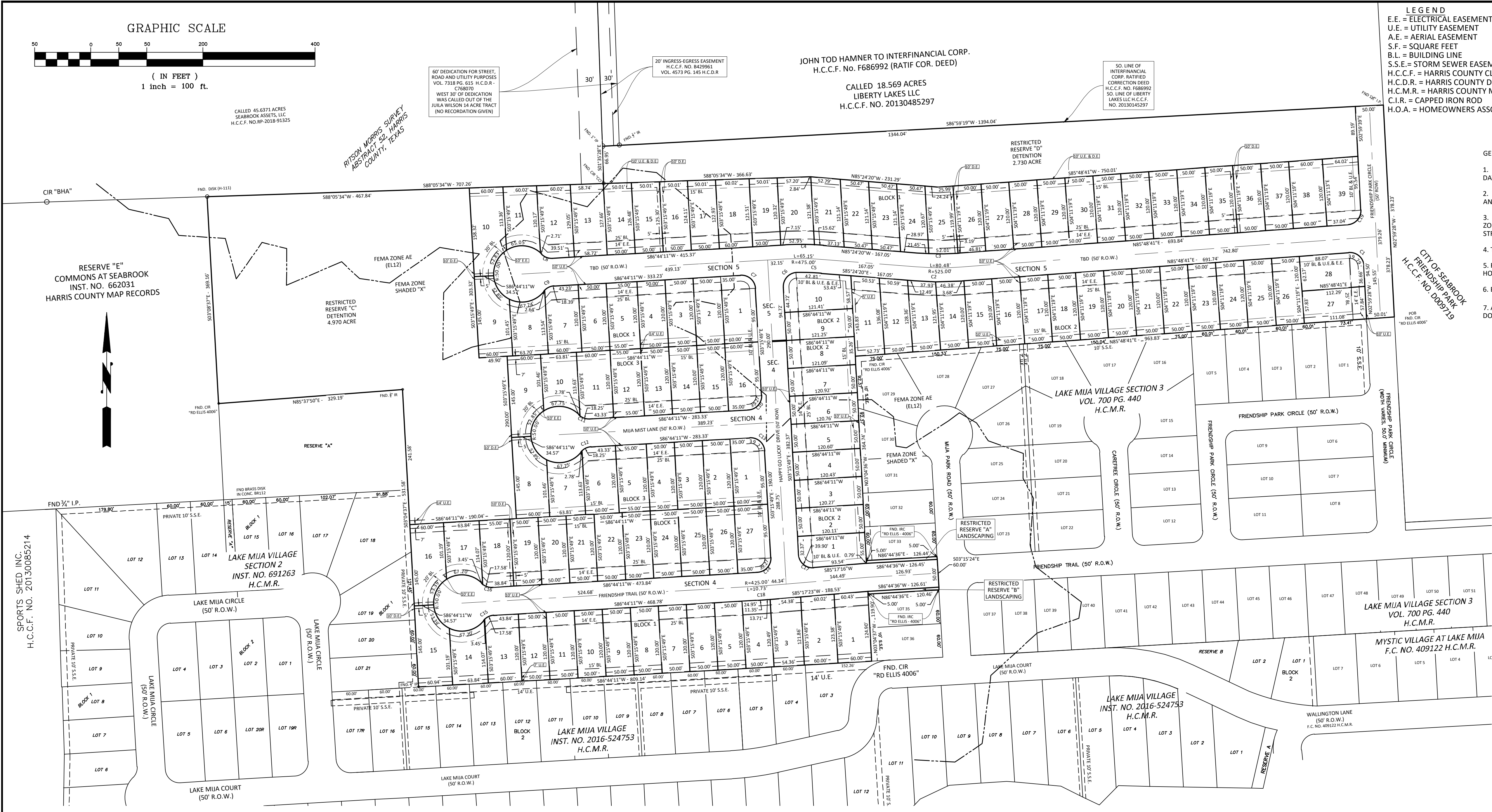
ALL PLATS: To be submitted with Application.

- ☐ 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.

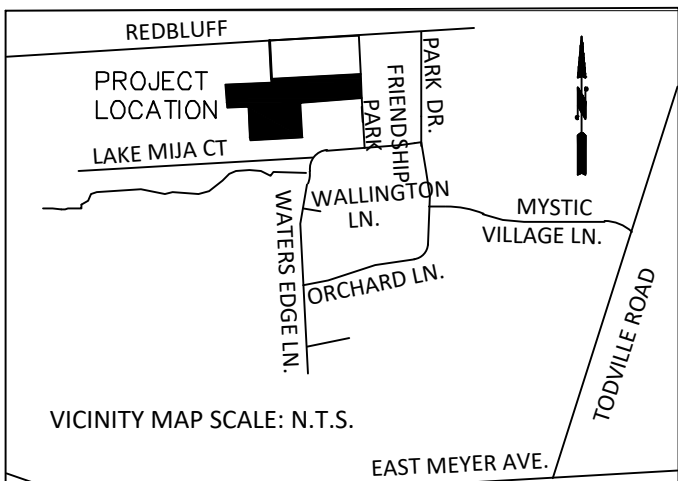
All notary stamps must be readable!



LEGEND
E.E. = ELECTRICAL EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.F. = SQUARE FEET
B.L. = BUILDING LINE
S.S.E. = STORM SEWER EASEMENT
H.C.C.F. = HARRIS COUNTY CLERKS FILE
H.C.D.R. = HARRIS COUNTY DEED RECORD
H.C.M.R. = HARRIS COUNTY MAP RECORD
C.I.R. = CAPPED IRON ROD
H.O.A. = HOMEOWNERS ASSOCIATION

Developer:
Seabrook Mija, LLC
P.O. Box 1244
Friendswood, TX 77546
281-648-2425

Surveyor:
Ellis Surveying Services, LLC
2805 25th Ave. N.
Texas City, Texas 77590
Tel.: 409-938-8700
Texas Firm Reg. No. 100340-00



GENERAL NOTES:

1. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085 M, DATED 01-06-2017, THE SUBJECT PROPERTY IS IN FLOOD ZONES SHADED "X" AND "AE" WITH A B.F.E. OF 12.0'.
2. THIS TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF SEABROOK AND IS CURRENTLY ZONED AS R-1 AND R-2.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
4. THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
5. RESTRICTED RESERVES "A, B, C, & D" AND ALL STORM SEWER EASEMENTS ARE PRIVATE AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. BASIS OF BEARING: GRID NORTH, TEXAS STATE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE.
7. A FINAL PLAT OF SECTION 5 SHALL NOT BE RECORDED UNTIL ALL SANITARY SEWER IMPROVEMENTS ARE MADE DOWNSTREAM PER THE APPROVED LAKE MIJA VILLAGE SANITARY CAPACITY ANALYSIS.

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, owners of the property subdivided in the above and foregoing map of PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, do hereby make subdivision of said property for and on behalf of said Seabrook Mija, LLC according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and on behalf of said Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, 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, our successors and assigns warrant and forever defend the title of land so dedicated.

We, 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 courses 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.

Further, We hereby relinquish all rights of access to all major or larger streets or highways shown hereon except by way of the platted streets shown.

We 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 our hand in Harris County, Texas, this ____ day of ____, 2024.

Randall Clay Turner

Robert Samuel Swearingin

Edwina Swearingin

State of Texas §
County of ____ §

Before me, the undersigned authority on this day personally appeared Randall Clay Turner, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in ____ County, Texas

State of Texas §
County of ____ §

Before me, the undersigned authority on this day personally appeared Robert Samuel Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in ____ County, Texas

State of Texas §
County of ____ §

Before me, the undersigned authority on this day personally appeared Edwina Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in ____ County, Texas

PRELIMINARY PLAT OF
LAKE MIJA VILLAGE SECTIONS 4 & 5
CONTAINING
110 LOTS 5 BLOCKS & 4 RESERVES,
BEING A SUBDIVISION OF
28.494 ACRES (1,241,205 SQ. FT.), LOCATED
IN THE RITSON MORRIS SURVEY, ABSTRACT 52,
AND ALSO BEING A PARTIAL REPLAT OF
LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE
VOL. 700 PG. 440 H.C.M.R.
CITY OF SEABROOK, HARRIS COUNTY, TEXAS

NOV. 12, 2024

Curve Table			
Curve #	Arc	Radius	Ch. Length
C1	39.79'	25.00'	N48° 35' 24" W 35.72'
C2	84.31'	550.00'	S89° 47' 50" E 84.23'
C3	76.65'	500.00'	S89° 47' 50" E 76.57'
C4	68.57'	500.00'	N89° 20' 04" W 68.52'
C5	42.81'	450.00'	N88° 07' 50" W 42.79'
C6	40.32'	25.00'	S42° 56' 25" W 36.09'
C7	39.27'	25.00'	N48° 15' 49" W 35.36'
C8	21.03'	25.00'	S69° 10' 07" E 20.41'
C9	21.03'	25.00'	S62° 38' 30" W 20.41'
C10	39.27'	25.00'	N41° 44' 11" E 35.36'
C11	21.03'	25.00'	S69° 10' 07" E 20.41'
C12	21.03'	25.00'	S62° 38' 30" W 20.41'
C13	39.27'	25.00'	N48° 15' 49" W 35.36'
C14	39.27'	25.00'	N41° 44' 11" E 35.36'
C15	21.03'	25.00'	S62° 38' 30" W 20.41'
C16	21.03'	25.00'	S69° 10' 07" E 20.41'
C17	39.90'	25.00'	S48° 59' 09" E 35.80'
C18	11.35'	450.00'	N86° 00' 51" E 11.35'
C19	38.75'	25.00'	N41° 24' 31" E 34.98'

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
1	1	1/4	7474	0.172
2	2	1/4	7357	0.169
3	3	1/4	6587	0.151
4	4	1/4	6005	0.138
5	5	1/4	6000	0.138
6	6	1/4	6000	0.138
7	7	1/4	6000	0.138
8	8	1/4	6000	0.138
9	9	1/4	6000	0.138
10	10	1/4	6000	0.138
11	11	1/4	6000	0.138
12	12	1/4	6000	0.138
13	13	1/4	7170	0.165
14	14	1/4	6348	0.146
15	15	1/4	7996	0.184
16	16	1/4	7927	0.182
17	17	1/4	6348	0.146
18	18	1/4	6570	0.151
19	19	1/4	6000	0.138
20	20	1/4	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
21	21	1/4	6000	0.138
22	22	1/4	6000	0.138
23	23	1/4	6000	0.138
24	24	1/4	6000	0.138
25	25	1/4	6000	0.138
26	26	1/4	6000	0.138
27	27	1/4	7066	0.162
28	28	1/4	7066	0.162
29	29	3/4	6000	0.138
30	30	3/4	6000	0.138
31	31	3/4	6000	0.138
32	32	3/4	6000	0.138
33	33	6/4	7167	0.165
34	34	7/4	6339	0.146
35	35	8/4	7913	0.182
36	36	9/4	7913	0.182
37	37	10/4	6339	0.146
38	38	11/4	7166	0.165
39	39	12/4	6000	0.138
40	40	13/4	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
41	41	14/4	6000	0.138
42	42	15/4	6000	0.138
43	43	16/4	7066	0.162
44	44	1/5	7066	0.162
45	45	2/5	6000	0.138
46	46	3/5	6000	0.138
47	47	4/5	6000	0.138
48	48	5/5	6600	0.152
49	49	6/5	6000	0.138
50	50	7/5	7166	0.165
51	51	8/5	6327	0.145
52	52	9/5	7914	0.182
53	53	10/5	8668	0.199
54	54	11/5	6584	0.151
55	55	12/5	7721	0.177
56	56	13/5	7537	0.173
57	57	14/5	6354	0.146
58	58	15/5	6294	0.144
59	59	16/5	6235	0.143
60	60	17/5	6176	0.142

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
61	61	18/5	7333	0.168
62	62	19/5	6046	0.139
63	63	20/5	7226	0.166
64	64	21/5	6336	0.145
65	65	22/5	6057	0.139
66	66	23/5	6057	0.139
67	67	24/5	6054	0.139
68	68	25/5	6106	0.140
69	69	26/5	6000	0.138
70	70	27/5	6000	0.138
71	71	28/5	6000	0.138
72	72	29/5	6000	0.138
73	73	30/5	6000	0.138
74	74	31/5	6000	0.138
75	75	32/5	6000	0.138
76	76	33/5	6000	0.138
77	77	34/5	6000	0.138
78	78	35/5	6000	0.138
79	79	36/5	6000	0.138
80	80	37/5	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
81	81	38/5	7200	0.165
82	82	39/5	7405	0.170
83	83	40/5	7226	0.166
84	84	28/5	6881	0.158
85	85	27/5	6459	0.148
86	86	26/5	6000	0.138
87	87	25/5	6000	0.138
88	88	24/5	6000	0.138
89	89	23/5	6000	0.138
90	90	22/5	6000	0.138
91	91	21/5	6000	0.138
92	92	20/5	6000	0.138
93	93	19/5	6000	0.138
94	94	18/5	6000	0.138
95	95	17/5	6000	0.138
96	96	16/5	6000	0.138
97	97	15/5	6000	0.138
98	98	14/5	6030	0.138
99	99	13/5	6241	0.143
100	100	12/5	6611	0.152

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
101	101	2/5	7189	0.165
102	102	10/5	7873	0.181
103	103	9/5	6066	0.139
104	104	8/5	6058	0.139
105	105	7/5	6050	0.139
106	106	6/5	6042	0.139
107	107	5/5	6034	0.139
108	108	4/5	6026	0.138
109	109	3/5	6018	0.138
110	110	2/5	6009	0.138
111	111	1/5	6638	0.152
112	112	A	632	0.015
113	113	B	633	0.015
114	114	C	216512	4.970
115	115	D	118902	2.730
116	116	ROW	198822	4.564

State of Texas §
County of Harris §

I, Tenehia Hudspeth, County Clerk of Harris County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____ at ____ o'clock ____ m. in Film Code ____ and duly recorded on No. ____ of the Map Records of Harris County, for said County.

WITNESS, my hand and seal of office at Harris County, Texas the day and date last above written.

Tenehia Hudspeth, Clerk of the County Court
Harris County, Texas.

By, _____, Deputy

We, Directory 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.

_____, Date _____
Brian Craig, P.E.
Director of Public Works / City Engineer

_____, Date _____
Jesse Olivo
Assistant Public Works Director

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 plat and subdivision of PRELIMINARY PLAT OF LAKE MIJA VILLAGE SECTIONS 4 & 5, as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this ____ day of ____, 2024.

Rachel Lewis
City Secretary

Gary T. Renola
Chairman, Planning and Commission

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods 5/8" dia. x 24" length, 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 at the time of submittal.

PRELIMINARY PLAT ONLY NOT TO BE RECORDED PRIOR TO SURVEYORS SIGNATURE

Robert D. Ellis RPLS
Texas Registration No. 4006

Date _____

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, FEBRUARY 19, 2026 – 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, FEBRUARY 19, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, 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 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

- 1. Conduct a Public Hearing on a request for approval for the Final Plat of Lake Mija Village Sections 4 containing 51 Lots, 3 Blocks and 4 Reserves.**

A SUBDIVISION OF 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE VOLUME 700 PAGE. 440 H.C.M.R. CITY OF SEABROOK, HARRIS COUNTY, TEXAS.

PURPOSE: TO CREATE A RESIDENTIAL SUBDIVISION CONTAINING 51 LOTS, 3 BLOCKS AND 4 RESERVES.

Applicant: Jon Skeele, P.O. Box 1244, Friendswood, Texas 77549.

Owner: Seabrook Mija. LLC, P.O. Box 1244, Friendswood, Texas 77549.

Legal Description:

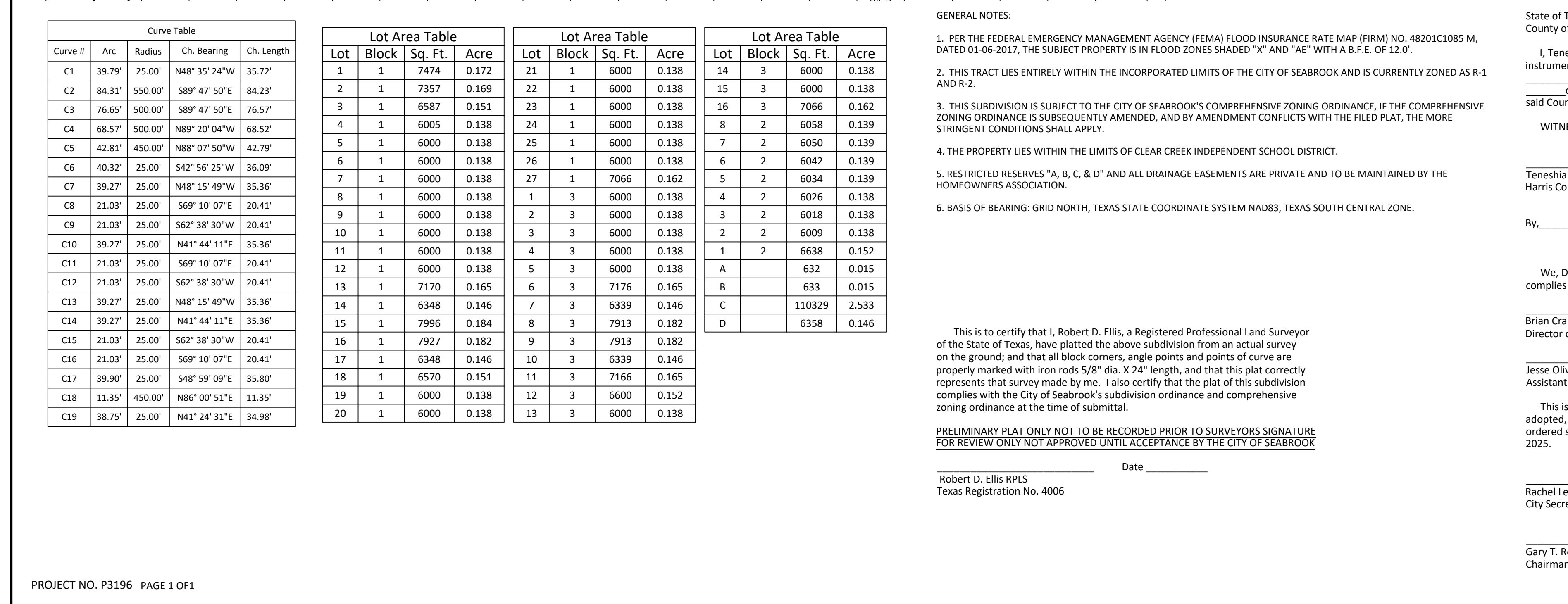
BEING A 12.364 ACRES (538,559 SQ. FT.) OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIJA VILLAGE VOLUME 700 PAGE. 440 H.C.M.R. CITY OF SEABROOK, HARRIS COUNTY, TEXAS.

Location: This property is located north of Lake Mija Court, south of Red Bluff Road, west of Mija Park Road, and east of Lake Mija Circle.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, January 21, 2026, on or before 5:00 p.m. and that it will remain posted until completion of the hearing.

/s/ Ranya Botros
Administrative Assistant



VICINITY MAP SCALE: N.T.S.

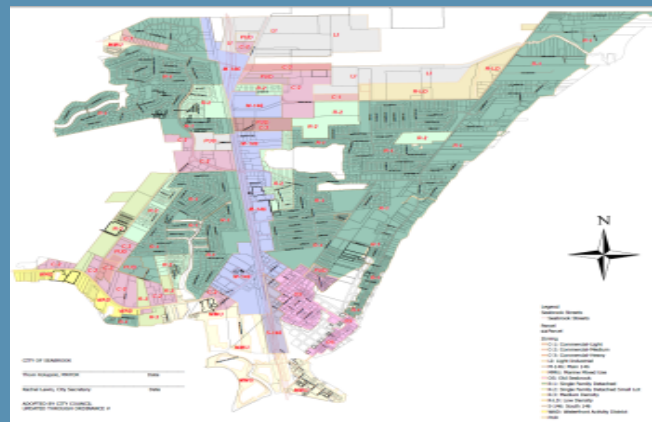
Gary T. Renola
Chairman, Planning and Commission

Notary Public in _____ County, Texas

DEC. 22, 2025

City of Seabrook Planning & Zoning Commission

February 19, 2026



Location/Zoning Map









Questions?

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, FEBRUARY 19, 2026 – 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, FEBRUARY 19, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

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

Conduct a public hearing on a request for a Conditional Use Permit to establish a “Tire Dealer and Service” at 1902 Bayport Blvd, Seabrook, Texas 77586 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures,”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, January 28, 2026, and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, 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
☐ Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Richard Valverde - Mavis Tire Supply, LLC E-Mail: rvalverde@mavis.com
Address: 100 Hillside Avenue, Fax #: _____
City: White Plains
State: NY ZIP: 10603 Phone: (914) 984-2500

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): University of Kentucky Real Estate Foundation, Inc Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: University of Kentucky Real Estate Foundation, Inc. Phone #: (859) 257-7882
Address: 213 Sturgill Philanthropy Building Name: Ford Stanley
City: Lexington Address: 213 Sturgill Philanthropy Building
State: Kentucky Zip: 40506 City: Lexington
State: Kentucky Zip: 40506

PROPERTY INFORMATION

Property Address: 1902 Bayport Blvd, Seabrook, TX 77586
Legal Description: Lot 1 Block 1
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: 146 -M (S.H. 146 MAIN) (Available from Building Department)
Current Use of Property: Vacant (see next page) (Be specific)
Number of existing Driveways: 2
General Dimensions of Property: Width: 390 Depth: 110 Land Area: _____ Sq. Feet: _____ Acres: 1
Adjoining Uses: North Retail South Institutional / Church
East Retail/Grocery West Highway
Adjacent Streets: North El Mar Ln South Capri Ln
East Bahama Dr. 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: GEORGE WARD Digitally signed by GEORGE WARD Date: 2026.01.20 16:33:19 -05'00' Date: 1-20-2026

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

CONDITIONAL USE PERMIT

Conditional Use Permit Request: Please specify the exact use proposed for the property and the hours of operation planned on the property.

Subject: Mavis Tire Supply Store #2392 – Conditional Use Permit Request

Location: **1902 Bayport Blvd, Seabrook, TX 77586**

On behalf of Mavis Tire Supply LLC, Kimley-Horn is submitting this Letter of Intent in support of a Conditional Use Permit (CUP) application for the development of a Mavis Tire Supply Store located at 1902 Bayport Blvd in Seabrook, Texas. Additionally, we request a variance for the landscape buffer along Highway 146 due to the shallow depth of the lot following its reduction by TxDOT Right-of-Way taking.

Proposed Use and Operations

The proposed development consists of a Mavis Tire Supply Store offering tire sales, installation, and general automotive maintenance services including batteries, alignments, suspension, exhaust, and state inspections. The facility will operate during standard business hours, typically from 8:00 AM to 6:00 PM, Monday through Saturday, with limited hours on Sunday.

Site and Building Information

The proposed building will be approximately 7,000 square feet in size, situated on a lot that was previously a pharmacy store before being taken and demolished by TxDOT in 2018. The remaining tract of land is approximately 1-acre, measuring 110'x390'. Since then, the site has remained vacant, and Mavis is seeking to repurpose the land. The site will include customer parking, service bays, and appropriate landscaping and screening in accordance with the City of Seabrook development standards. Access to the site will be provided via Bayport Blvd, with internal circulation designed to accommodate passenger vehicles and light-duty service trucks.

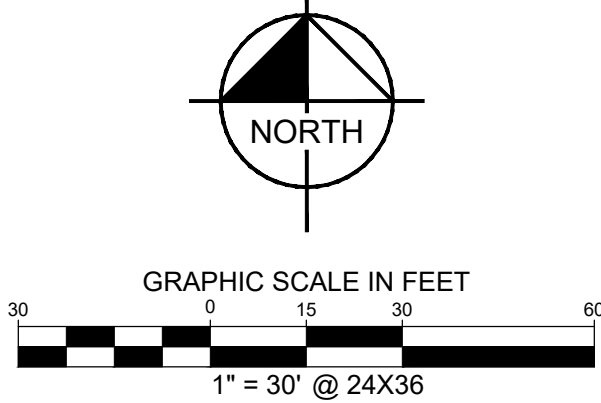
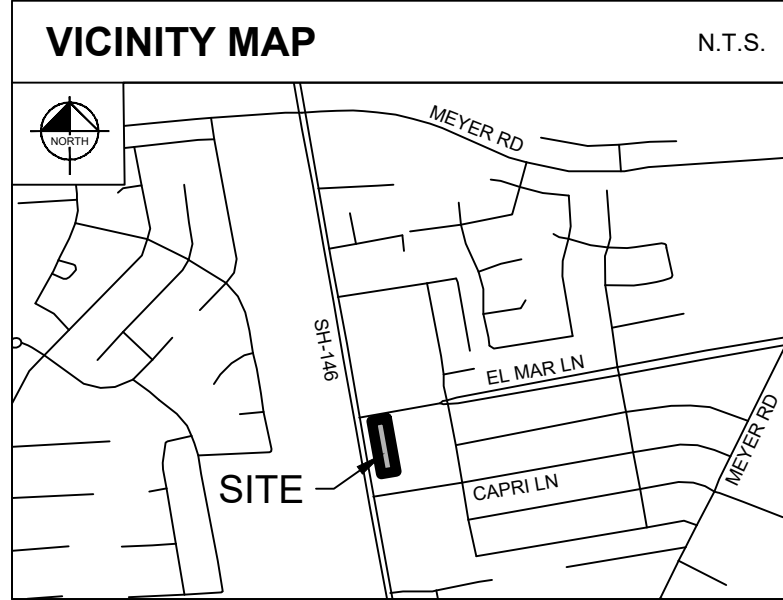
Unique Characteristics of the Property

The property is located within a developed commercial corridor and is surrounded by compatible land uses including retail, grocery, and service-oriented businesses. The site's proximity to major roadways and existing infrastructure makes it well-suited for the proposed use. No significant environmental constraints or unusual site conditions have been identified.

Additional Considerations

This CUP request supports the City's Comprehensive Plan and promotes economic development by providing automotive services to nearby residents and businesses. We will coordinate closely with City staff to ensure compliance with all applicable zoning, design, and permitting requirements.

We appreciate the City's consideration of this request and look forward to working collaboratively throughout the review process.



NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- 10n. SUBJECT TO ALL BUILDING SET-BACK LINES, DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, STORM SEWER EASEMENT, WATER LINE EASEMENT, UTILITY EASEMENTS, ETC., AS SHOWN ON THE RECORDED MAP RECORDED IN VOLUME 87, PAGE 35 AND AT FILM CODE NO. 513038 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT, AS SHOWN HEREON)
- 10f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 297 (B987864) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET VIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET VIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10g. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 300 (B987865) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET VIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET VIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10h. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 314 (B987870) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET VIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET VIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10i. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREED JUDGMENT IN ABSENCE OF OBJECTIONS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2019-481531, (DOES NOT AFFECT, LOCATED WITHIN R.O.W. OF HIGHWAY 146)
- 10j. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT VOLUME 4125, PAGE 434 (B223730) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT, NOT SURVEY RELATED ITEM)
- 10k. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. T327800. (DOES AFFECT, NOT SURVEY RELATED ITEM)
- 10l. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. V088398. (DOES AFFECT, NOT A SURVEY RELATED ITEM)
- 10m. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED NOVEMBER 5, 1980, RECORDED AT HARRIS COUNTY CLERK'S FILE NO. G786539. (UABLE TO DETERMINE AFFECTED PROPERTY. NO LEGAL DESCRIPTION CONTAINED IN RECORDED DOCUMENT)
- 10n. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN DATED: OCTOBER 9, 2001 BETWEEN 1996 FT SEABROOK, L.P., A TEXASLIMITED PARTNERSHIP AND WALGREEN CO., AN ILLINOIS CORPORATION , RECORDED OCTOBER 12, 2001 IN HARRIS COUNTY CLERK'S FILE NO. V356968, SAID LEASE BEING FURTHER SECARED SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE AGREEMENT FILED FOR RECORD AT HARRIS COUNTY CLERK'S NO. V521508, AND AMENDED AT HARRIS COUNTY CLERS FILE NO. W823581. (DOES AFFECT)

ABBREVIATIONS

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XS	"X" CUT IN CONCRETE SET
XC	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	HIGHWAY

LEGEND

☐	ROOF DRAIN	☐	UTILITY POLE
☐	CABLE TV BOX	☐	ELECTRIC TRANSFORMER
☐	CABLE TV MANHOLE	☐	ELECTRIC VAULT
☐	CABLE TV MARKER FLAG	☐	HANDICAPPED PARKING
☐	CABLE TV MARKER SIGN	☐	PARKING METER
☐	CABLE TV VAULT	☐	RAILROAD SIGN
☐	COMMUNICATIONS BOX	☐	SIGN
☐	COMMUNICATIONS MANHOLE	☐	MARKET/BILLBOARD
☐	COMMUNICATIONS MARKER FLAG	☐	A/C UNIT
☐	COMMUNICATIONS MARKER SIGN	☐	BORE LOCATION
☐	COMMUNICATIONS VAULT	☐	FLAG POLE
☐	CONCRETE BENCHMARK	☐	GREASE TRAP
☐	FIBER OPTIC BOX	☐	IRRIGATION VALVE
☐	FIBER OPTIC MANHOLE	☐	MAIL BOX
☐	FIBER OPTIC MARKER FLAG	☐	SANITARY SEWER BOX
☐	FIBER OPTIC VAULT	☐	SANITARY SEWER CLEAN OUT
☐	MONITORING WELL	☐	SANITARY SEWER LIFT STATION
☐	FUEL TANK	☐	SANITARY SEWER METER
☐	GAS MANHOLE	☐	SANITARY SEWER MANHOLE
☐	GAS METER	☐	SANITARY SEWER SEPTIC TANK
☐	GAS MANHOLE	☐	SANITARY SEWER VAULT
☐	GAS MARKER FLAG	☐	STORM SEWER BOX
☐	GAS SIGN	☐	STORM SEWER DRAIN
☐	GAS TANK	☐	STORM SEWER MANHOLE
☐	GAS VALVE	☐	TRAFFIC BARRIER
☐	TELEPHONE BOX	☐	TRAFFIC BOLLARD
☐	TELEPHONE MANHOLE	☐	TRAFFIC BOX
☐	TELEPHONE MARKER FLAG	☐	CROSS WALK SIGNAL
☐	TELEPHONE MARKER SIGN	☐	TRAFFIC MANHOLE
☐	TELEPHONE VAULT	☐	TRAFFIC MARKER SIGN
☐	PIPELINE MANHOLE	☐	TRAFFIC SIGNAL
☐	PIPELINE MARKER FLAG	☐	TRAFFIC VAULT
☐	PIPELINE MARKER SIGN	☐	TREE
☐	PIPELINE VALVE	☐	WATER BOX
☐	ELECTRIC BOX	☐	FIRE DEPT. CONNECTION
☐	FLOOD LIGHT	☐	FIRE HYDRANT
☐	GUY ANCHOR	☐	WATER METER
☐	GUY ANCHOR POLE	☐	WATER MANHOLE
☐	ELECTRIC MANHOLE	☐	WATER TANK
☐	LIGHT STANDARD	☐	WATER VAULT
☐	ELECTRIC METER	☐	WATER VALVE
☐	ELECTRIC MANHOLE	☐	AIR RELEASE VALVE
☐	ELECTRIC MARKER FLAG	☐	WATER WELL
☐	ELECTRIC MARKER SIGN	☐	BORE HOLE LOCATION

SURVEYORS CERTIFICATION:

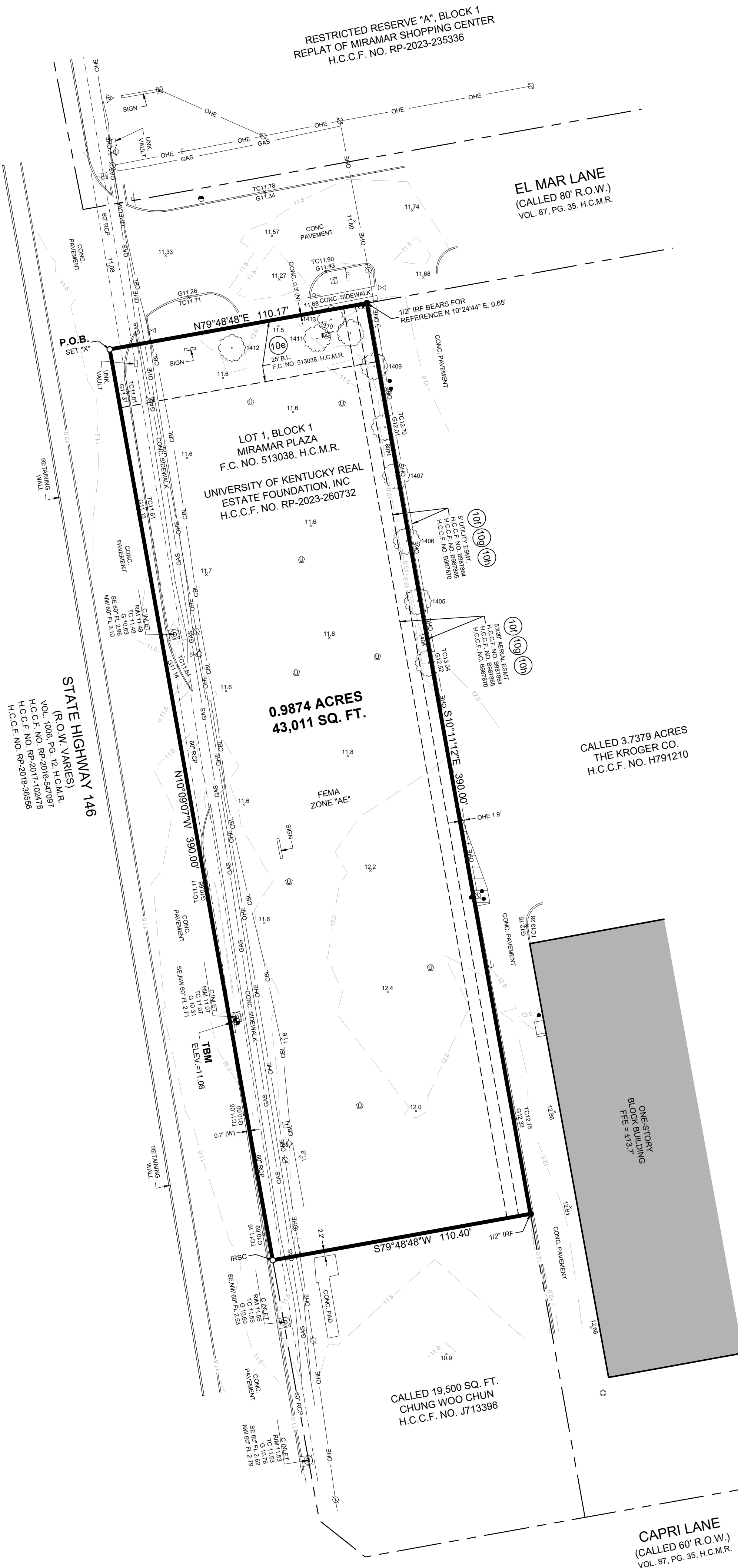
TO: MAVIS SOUTHEAST LLC, A DELAWARE CORPORATION;
UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7c,9,13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2025.

SURVEY DATE: OCTOBER 22, 2025



ROBERT KNESS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6486
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
PH. 9281-597-9300
ROBERT.KNESS@KIMLEY-HORN.COM



LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.9874 ACRE OR 43,011 SQUARE FEET OF LAND, SITUATED IN THE R. MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK 1, MIRAMAR PLAZA, MAP OR PLAT RECORDED UNDER FILM CODE NO. 513038, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID LOT 1 BEING FURTHER DESCRIBED TO UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC. AS SHOWN ON INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. RP-2023-260732, WITH SAID 0.9874 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CUT "X" SET, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146, RIGHT-OF-WAY VARIES, ACCORDING TO VOLUME 1006, PAGE 12, H.C.M.R., H.C.C.F. NO. RP-2016-547097, H.C.C.F. NO. RP-2017-102478 AND H.C.C.F. NO. RP-2018-36556 AND THE SOUTH RIGHT-OF-WAY LINE OF EL MAR LANE, 80-FOOT WIDE RIGHT-OF-WAY, ACCORDING TO VOLUME 87, PAGE 35, H.C.M.R., IN THE NORTH BOUNDARY LINE OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79°48'48" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF EL MAR LANE AND SAID NORTH BOUNDARY LINE OF LOT 1, A DISTANCE OF 110.17 FEET TO A POINT, FOR THE NORTHWEST CORNER OF A CALLED 3.7379 ACRES TRACT OF LAND DESCRIBED TO THE KROGER CO., AS SHOWN ON INSTRUMENT RECORDED UNDER H.C.C.F. NO. H791210, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS NORTH 10°24'44" EAST, A DISTANCE OF 0.65 FEET;

THENCE, SOUTH 10°11'12" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF EL MAR LANE, WITH THE EAST BOUNDARY LINE OF SAID LOT 1, SAME BEING THE WEST BOUNDARY LINE OF SAID 3.7379 ACRES TRACT, A DISTANCE OF 390.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF A CALLED 19,500 SQUARE FEET TRACT OF LAND DESCRIBED TO CHUNG WOO CHUN, AS SHOWN ON INSTRUMENT RECORDED UNDER H.C.C.F. NO. J713398, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT,

THENCE, SOUTH 79°48'48" WEST, DEPARTING SAID WEST BOUNDARY LINE OF THE 3.7379 ACRES TRACT, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 1, SAME BEING THE NORTH BOUNDARY LINE OF SAID 19,500 SQUARE FEET TRACT, A DISTANCE OF 110.40 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET, IN SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 10°09'07" WEST, DEPARTING SAID SOUTH BOUNDARY LINE OF LOT 1 AND SAID NORTH BOUNDARY LINE OF THE 19,500 SQUARE FEET TRACT, WITH SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146, OVER AND ACROSS SAID LOT 1, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,011 SQUARE FEET OR 0.9874 ACRE OF LAND.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY IS BASED ON THE TITLE COMMITMENT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. SAT-414000412501018R, BEARING THE EFFECTIVE DATE OCTOBER 2, 2025, ISSUED OCTOBER 13, 2025 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870017.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE ADDRESS OF THE SUBJECT TRACT IS 1902 BAYPORT BOULEVARD, SEABROOK, TX 77586. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT (TAX ID NO. 1230830010001)
- WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, NO ZONING REPORT OR LETTER WAS PROVIDED AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM HARRIS COUNTY AND THE ENGINEER OF RECORD AND WERE FIELD VERIFIED WHERE POSSIBLE. THE SURVEYOR CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- A LOCATE REQUEST WAS MADE WITH TEXAS811 TO LOCATE UNDERGROUND UTILITIES ALONG THE ROADWAYS ADJACENT TO THE SURVEYED PROPERTY UNDER TICKET NUMBERS 2577630801 AND 2577631000. VISIBLE MARKINGS WERE FOUND AT THE TIME OF SURVEY. THE SURVEYOR CANNOT GUARANTEE THAT ALL UNDERGROUND UTILITIES WERE MARKED OR THE ACCURACY OF THE MARKINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT TEXAS811 OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48201C1085M, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 6, 2017, THIS PROPERTY IS LOCATED WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)".

TREE TABLE	
NO.	DESCRIPTION
1404	15" OAK
1405	10" OAK
1406	12" OAK
1407	10" OAK
1408	14" OAK
1409	13" OAK
1410	18" OAK
1411	13" PALM
1412	14" OAK
1413	5" PALM

BENCH MARK LIST

SITE BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER
NUMBER 010235 (BEING A BRASS DISC STAMPED 010235
LOCATED ON NORTH SIDE OF BRIDGE ON NASA ROAD 1
OVER CLEAR LAKE)
ELEVATION = 9.72' (NAVD88, 2001 ADJ.)

T.B.M. A
BOX CUT IN SOUTH SIDE OF A TYPE 'C' CONCRETE CURB
INLET ALONG THE EAST CURB LINE OF BAYPORT
BOULEVARD, LOCATED APPROXIMATELY 102 FEET
NORTHWEST OF THE SOUTHWEST CORNER OF THE
SUBJECT PROPERTY
ELEVATION = 11.08' (NAVD88, LEVEL)

ALTA/NSPS LAND TITLE SURVEY
0.9874 ACRE / 43,011 SQ. FT.
SITUATED IN THE
R. MORRIS LEAGUE, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS

Kimley»Horn

11700 Katy Freeway, Suite 800 Houston, Texas 77079 FIRM # 10115500 Tel. No. (281) 597-9300

No.	DATE	REVISION DESCRIPTION
1		

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MSB	RK	Dec. 2025	065028722	1 OF 1

SEABROOK TX LAYOUT EXHIBIT

MAVIS DISCOUNT TIRE, SEABROOK, TX
1902 BAYPORT BLVD., SEABROOK, TX

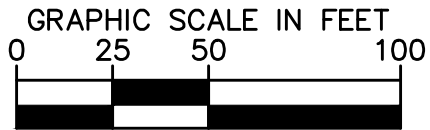
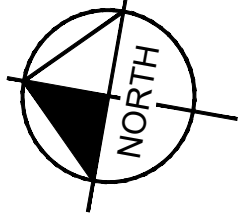
DEVELOPMENT SUMMARY

Parcel Size	0.8542 AC
Zoning	146-M S H. 146 Main
Parking Requirement	21
Proposed Spaces	25
Front Building Setback	30'
Side Building Setback	10' (standard); 15' (corner lot)
Rear Building Setback	10'
Front Landscape Buffer	15'
Side Landscape Buffer	10'
Rear Landscape Buffer	10'

CONCEPT PLAN NOTES

1. This concept was prepared strictly and solely based upon information identified in the plan references.
2. The concept represented herein identifies a design concept resulting solely from layout preferences and guidance dictated and identified solely by the client. the feasibility with respect to obtaining local, county, state, and other applicable approvals is not warranted, and can only be assessed after further examination and verification of applicable requirements and the procurement of all necessary jurisdictional approvals.
3. This conceptual plan is prepared for conceptual presentation purposes, only, and is not intended to be and should not be utilized as a zoning and construction document.
4. The existing conditions shown hereon are based upon information that was supplied to the engineer by the owner and others not under engineer's control, at the time of plan preparation and may be subject to change upon performance of additional due diligence and/or field survey.
5. It is strongly recommended that a zoning conformance analysis be performed to determine and evaluate if there are any restrictions and/or zoning issues, concerns or restrictions that may or could impact the feasibility of this project as the owner has described it.

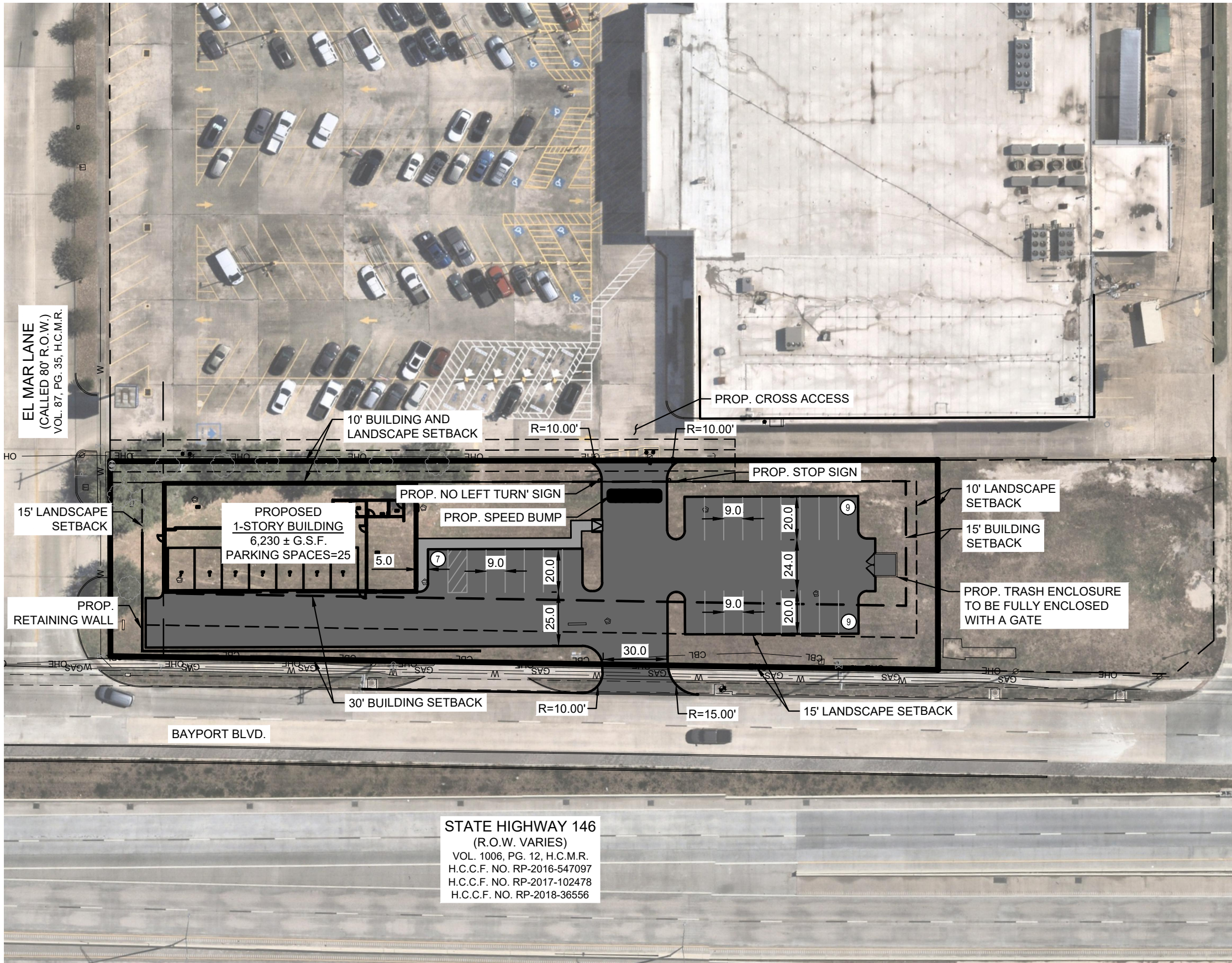
OVERALL SITE



PREPARED FOR:



PREPARED BY: **Kimley»Horn**

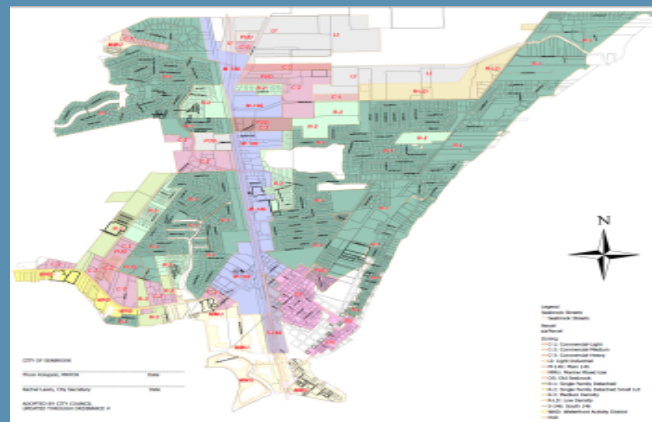


LEGEND

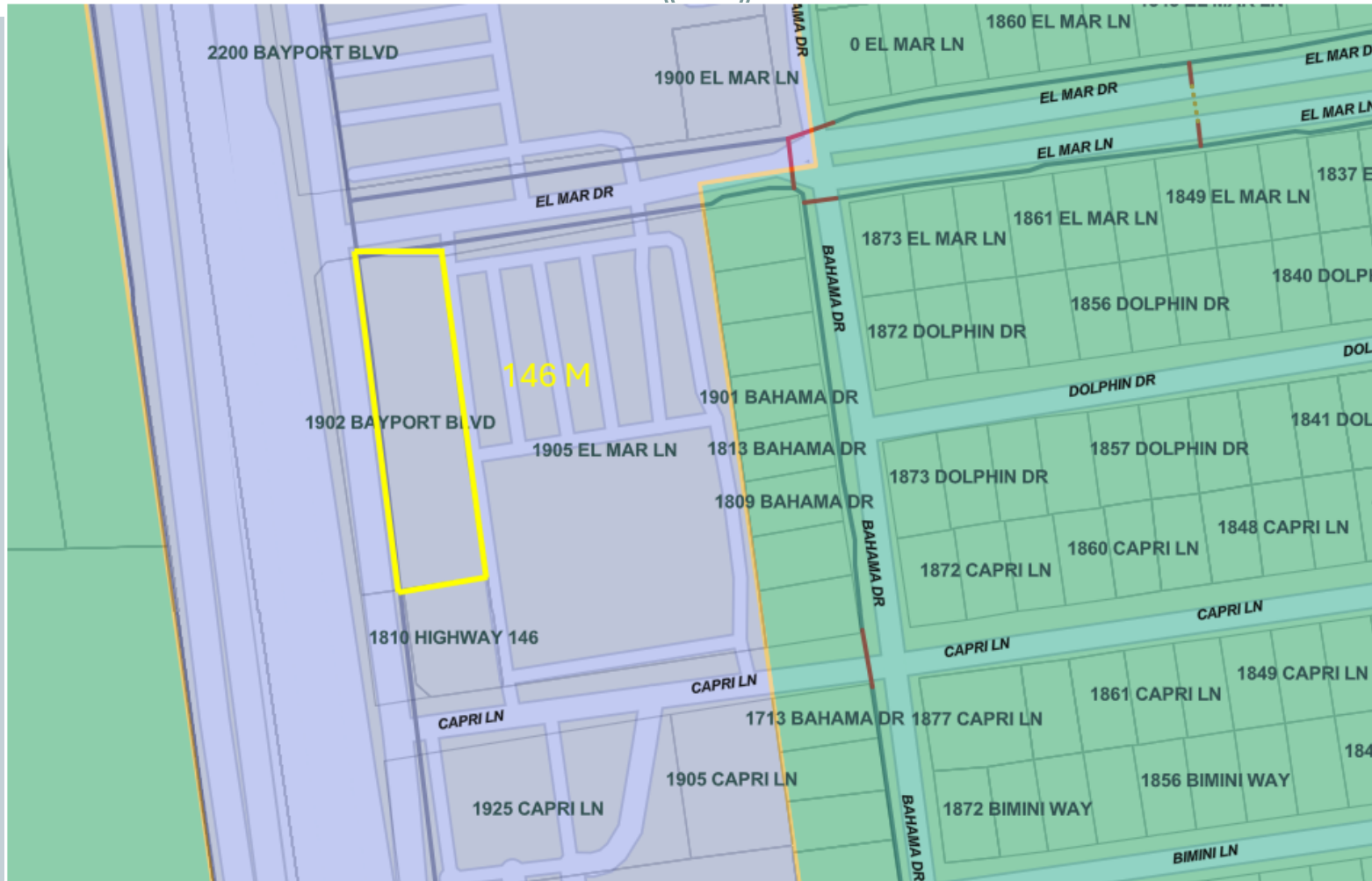
— — — — —	PROPERTY LINE
— — — — —	ADJACENT PROPERTY
— — — — —	BUILDING SETBACK
— — — — —	LANDSCAPE BUFFER

City of Seabrook Planning & Zoning Commission

February 19, 2026



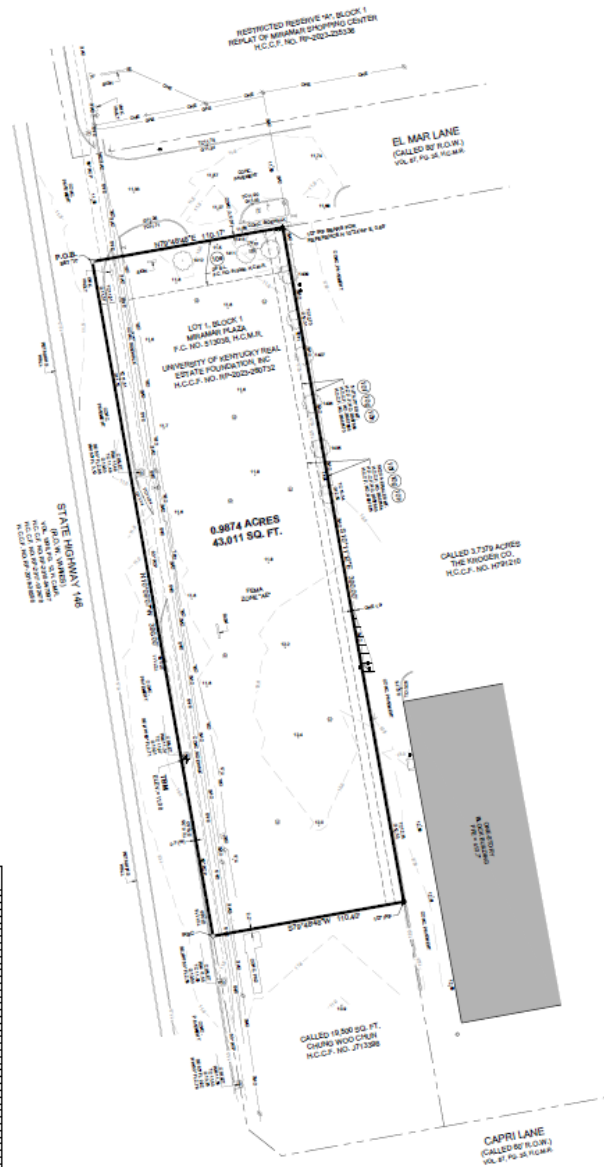
Location/Zoning Map



Location Aerial

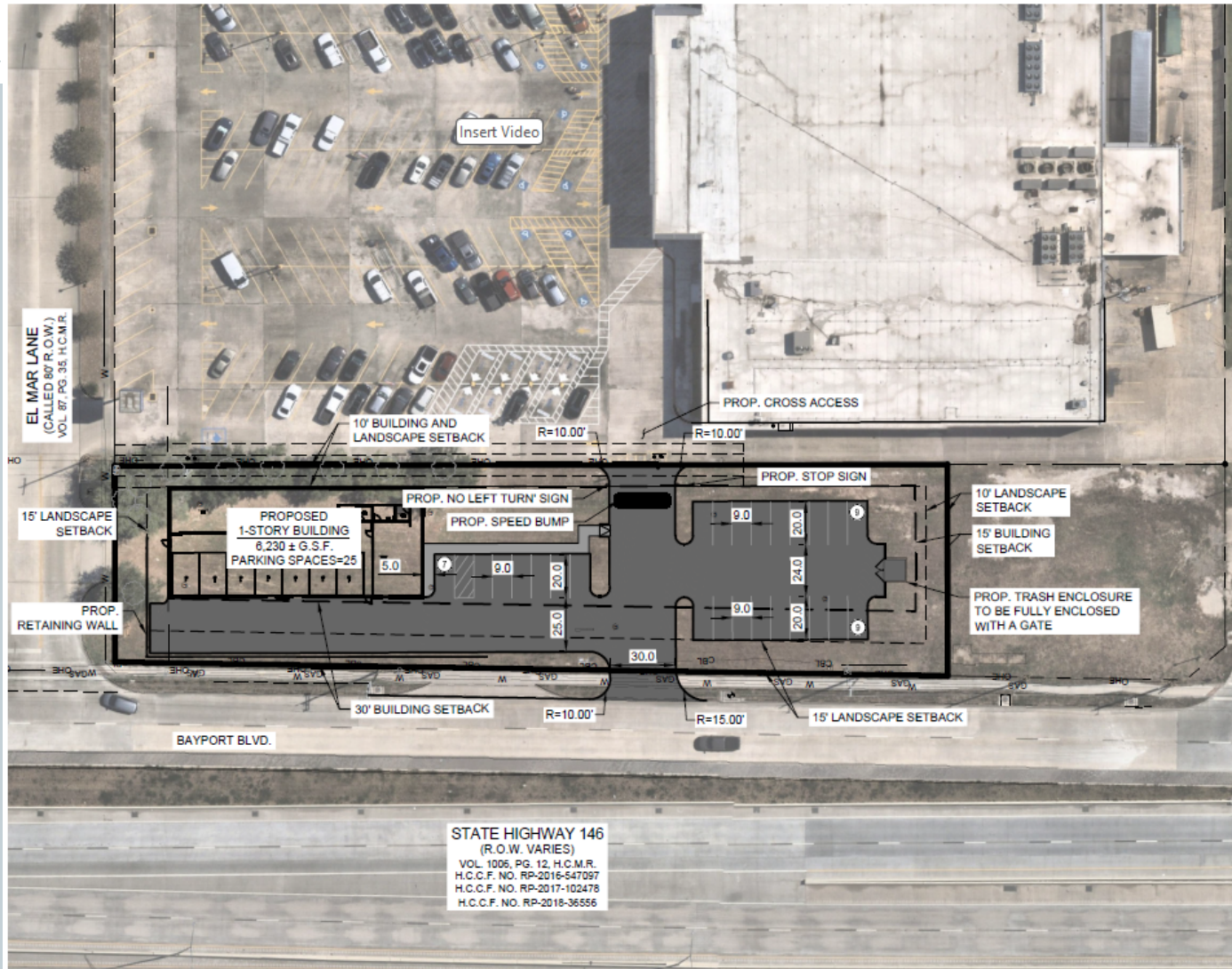


LEGEND			
A	Abuse of power	U	Unethical behavior
B	Bribe	V	Violence
C	Confidentiality	W	Waste of resources
D	Discrimination	X	Sexual harassment
E	Employment practices	Y	Yielding to peer pressure
F	Fraud	Z	Zero tolerance
G	Gifts	AA	Accountability
H	Harassment	AB	Abuse of authority
I	Integrity	AC	Acceptance of responsibility
J	Justice	AD	Adherence to rules
K	Knowledge	AE	Acceptance of consequences
L	Leadership	AF	Adherence to standards
M	Management	AG	Acceptance of feedback
N	Negotiation	AH	Adherence to ethics
O	Organizational culture	AI	Acceptance of change
P	Power	AJ	Adherence to law
Q	Quality	AK	Acceptance of risk
R	Research	AL	Adherence to policy
S	Security	AM	Acceptance of responsibility
T	Teamwork	AN	Adherence to standards
U	Unethical behavior	AO	Acceptance of consequences
V	Violence	AP	Adherence to rules
W	Waste of resources	AQ	Acceptance of feedback
X	Sexual harassment	AR	Adherence to ethics
Y	Yielding to peer pressure	AS	Acceptance of change
Z	Zero tolerance	AT	Adherence to law
		AU	Acceptance of risk
		AV	Adherence to policy
		AW	Acceptance of responsibility
		AX	Adherence to standards
		AY	Acceptance of consequences
		AZ	Adherence to rules
		BA	Acceptance of feedback
		BB	Adherence to ethics
		BC	Acceptance of change
		BD	Adherence to law
		BE	Acceptance of risk
		BF	Adherence to policy
		BG	Acceptance of responsibility
		BH	Adherence to standards
		BI	Acceptance of consequences
		BJ	Adherence to rules
		BK	Acceptance of feedback
		BL	Adherence to ethics
		BM	Acceptance of change
		BN	Adherence to law
		BO	Acceptance of risk
		BP	Adherence to policy
		BQ	Acceptance of responsibility
		BR	Adherence to standards
		BS	Acceptance of consequences
		BT	Adherence to rules
		BU	Acceptance of feedback
		BV	Adherence to ethics
		BW	Acceptance of change
		BX	Adherence to law
		BY	Acceptance of risk
		BZ	Adherence to policy
		CA	Acceptance of responsibility
		CB	Adherence to standards
		CC	Acceptance of consequences
		CD	Adherence to rules
		CE	Acceptance of feedback
		CF	Adherence to ethics
		CG	Acceptance of change
		CH	Adherence to law
		CI	Acceptance of risk
		CJ	Adherence to policy
		CK	Acceptance of responsibility
		CL	Adherence to standards
		CM	Acceptance of consequences
		CN	Adherence to rules
		CO	Acceptance of feedback
		CP	Adherence to ethics
		CQ	Acceptance of change
		CR	Adherence to law
		CS	Acceptance of risk
		CT	Adherence to policy
		CU	Acceptance of responsibility
		CV	Adherence to standards
		CW	Acceptance of consequences
		CX	Adherence to rules
		CY	Acceptance of feedback
		CZ	Adherence to ethics
		DA	Acceptance of change
		DB	Adherence to law
		DC	Acceptance of risk
		DD	Adherence to policy
		DE	Acceptance of responsibility
		DF	Adherence to standards
		DG	Acceptance of consequences
		DH	Adherence to rules
		DI	Acceptance of feedback
		DJ	Adherence to ethics
		DK	Acceptance of change
		DL	Adherence to law
		DM	Acceptance of risk
		DN	Adherence to policy
		DO	Acceptance of responsibility
		DP	Adherence to standards
		DQ	Acceptance of consequences



1	
No.	DATE

Layout Exhibit





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
☐ Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Seabrook Mija, LLC, Jon Skeele, Authorized Signer E-Mail: jskeele@baywayhomes.com
Address: PO Box 1447 Fax #: _____
City: Friendswood
State: Texas ZIP 77549 Phone: 832 818 4021

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): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: _____
Name: _____ Name: _____
Address: _____ Address: _____
City: _____ City: _____
State: _____ Zip _____ State: _____ Zip _____

PROPERTY INFORMATION

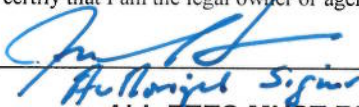
Property Address: 12.364 Acres in Ritson Morris Survey, Abstract 52
Legal Description: Lot _____ Block _____
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-2 (Available from Building Department)
Current Use of Property: Single Family Residential Homes (Be specific)
Number of existing Driveways: 0
General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq. Feet: _____ Acres: _____
Adjoining Uses: North undeveloped land South Lake Mija Village Section 1
 East Lake Mija Section 3 West Lake Mija Village Section 2
Adjacent Streets: North _____ South Lake Mija Court
 East Friendship Trails West Lake Mija Circle

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

OWNER/AGENT AFFIDAVIT

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

Signed:  Date: 12/17/25

**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: Lake Mija Village Section 4 Total Acres 12.364
Total number of Lots: 51 Blocks: 3 Reserves: 4
Number of sections to be developed: 1
Name of Headright Survey in which the property is situated: Ritson Morris Survey
Abstract Number 52

Attach the following for:

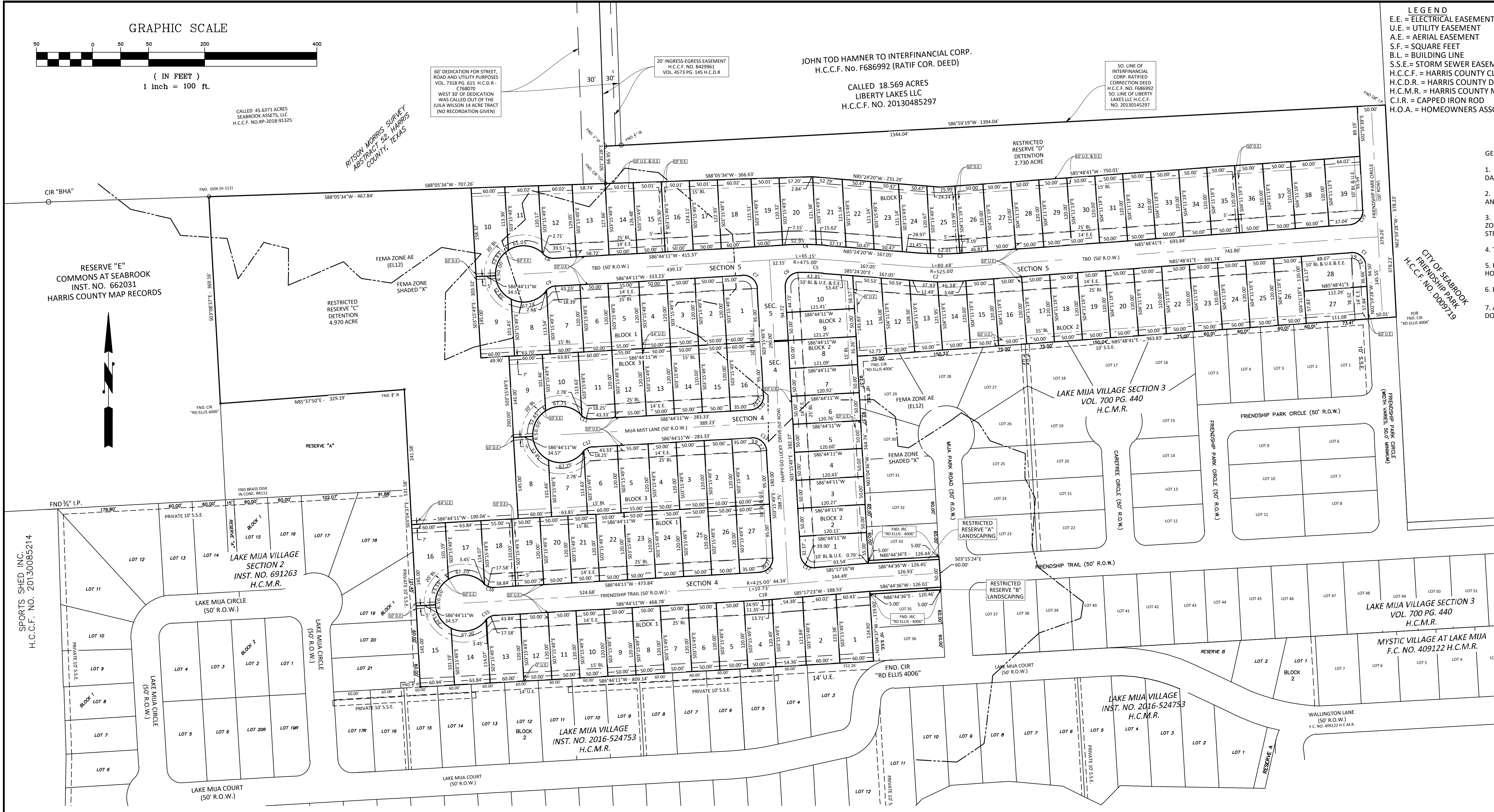
ALL PLATS: To be submitted with Application.

- ☐ 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!



LEGEND

E.E. = ELECTRICAL EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.F. = SQUARE FEET
B.L. = BUILDING LINE
S.S.E. = STORM SEWER EASEMENT
H.C.C.F. = HARRIS COUNTY CLERKS FILE
H.C.D.R. = HARRIS COUNTY DEED RECORD
H.C.M.R. = HARRIS COUNTY MAP RECORD
C.I.R. = CAPPED IRON ROD
H.O.A. = HOMEOWNERS ASSOCIATION

Developer:
Seabrook Mija, LLC
P.O. Box 1244
Friendswood, TX 77546
281-648-2425

Surveyor:
Ellis Surveying Services, LLC
2805 25th Ave. N.
Texas City, Texas 77590
Tel.: 409-938-8700
Texas Firm Reg. No. 100340-00

RED BLUFF
PROJECT LOCATION
LAKE MIA CT
FRIENDSHIP LN
WALLINGTON LN
ORCHARD LN
MYSTIC VILLAGE LN
TODVILLE ROAD
EAST MEYER AVE

VICINITY MAP SCALE: N.T.S.

- GENERAL NOTES:
- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C1085 M, DATED 01-06-2017, THE SUBJECT PROPERTY IS IN FLOOD ZONES SHADED "X" AND "AE" WITH A B.F.E. OF 12.0'.
 - THIS TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF SEABROOK AND IS CURRENTLY ZONED AS R-1 AND R-2.
 - THIS SUBDIVISION IS SUBJECT TO THE CITY OF SEABROOK'S COMPREHENSIVE ZONING ORDINANCE, IF THE COMPREHENSIVE ZONING ORDINANCE IS SUBSEQUENTLY AMENDED, AND BY AMENDMENT CONFLICTS WITH THE FILED PLAT, THE MORE STRINGENT CONDITIONS SHALL APPLY.
 - THE PROPERTY LIES WITHIN THE LIMITS OF CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - RESTRICTED RESERVES "A", "B", "C", & "D" AND ALL STORM SEWER EASEMENTS ARE PRIVATE AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BASIS OF BEARING: GRID NORTH, TEXAS STATE COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE.
 - A FINAL PLAT OF SECTION 5 SHALL NOT BE RECORDED UNTIL ALL SANITARY SEWER IMPROVEMENTS ARE MADE DOWNSTREAM PER THE APPROVED LAKE MIA VILLAGE SANITARY CAPACITY ANALYSIS.

STATE OF TEXAS §
COUNTY OF HARRIS §

We, Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, owners of the property subdivided in the above and foregoing map of PRELIMINARY PLAT OF LAKE MIA VILLAGE SECTIONS 4 & 5, do hereby make subdivision of said property for and on behalf of said Seabrook Mija, LLC according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as PRELIMINARY PLAT OF LAKE MIA VILLAGE SECTIONS 4 & 5, in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and on behalf of said Randall Clay Turner, Robert Samuel Swearingin, and Edwina Swearingin, 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, our successors and assigns warrant and forever defend the title of land so dedicated.

We, 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 courses 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.

Further, We hereby relinquish all rights of access to all major or larger streets or highways shown hereon except by way of the platted streets shown.

We 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 our hand in Harris County, Texas, this ____ day of ____, 2024.

Randall Clay Turner

Robert Samuel Swearingin

Edwina Swearingin

State of Texas §
County of _____ §

Before me, the undersigned authority on this day personally appeared Randall Clay Turner, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

State of Texas §
County of _____ §

Before me, the undersigned authority on this day personally appeared Robert Samuel Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

State of Texas §
County of _____ §

Before me, the undersigned authority on this day personally appeared Edwina Swearingin, known to me to be person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this ____ day of ____, 2024.

Notary Public in _____ County, Texas

Curve Table			
Curve #	Arc	Ch. Bearing	Ch. Length
C1	39.79'	N48° 35' 24" W	35.72'
C2	84.31'	S50° 00' 00" E	84.23'
C3	76.65'	S89° 47' 50" E	76.57'
C4	68.57'	N89° 20' 04" W	68.52'
C5	42.81'	N88° 07' 50" W	42.79'
C6	40.32'	S42° 56' 25" W	36.09'
C7	39.27'	N48° 15' 49" W	35.36'
C8	21.03'	S69° 10' 07" E	20.41'
C9	21.03'	S62° 38' 30" W	20.41'
C10	39.27'	N41° 44' 11" E	35.36'
C11	21.03'	S69° 10' 07" E	20.41'
C12	21.03'	S62° 38' 30" W	20.41'
C13	39.27'	N48° 15' 49" W	35.36'
C14	39.27'	N41° 44' 11" E	35.36'
C15	21.03'	S69° 10' 07" E	20.41'
C16	21.03'	S62° 38' 30" W	20.41'
C17	39.27'	N48° 15' 49" W	35.36'
C18	39.27'	N41° 44' 11" E	35.36'
C19	38.75'	N41° 24' 31" E	34.98'

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
1	1	1/4	7474	0.172
2	2	1/4	7357	0.169
3	3	1/4	6587	0.151
4	4	1/4	6005	0.138
5	5	1/4	6000	0.138
6	6	1/4	6000	0.138
7	7	1/4	6000	0.138
8	8	1/4	6000	0.138
9	9	1/4	6000	0.138
10	10	1/4	6000	0.138
11	11	1/4	6000	0.138
12	12	1/4	6000	0.138
13	13	1/4	7170	0.165
14	14	1/4	6348	0.146
15	15	1/4	7996	0.184
16	16	1/4	7927	0.182
17	17	1/4	6348	0.146
18	18	1/4	6570	0.151
19	19	1/4	6000	0.138
20	20	1/4	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
21	21	1/4	6000	0.138
22	22	1/4	6000	0.138
23	23	1/4	6000	0.138
24	24	1/4	6000	0.138
25	25	1/4	6000	0.138
26	26	1/4	6000	0.138
27	27	1/4	7066	0.162
28	28	1/4	7066	0.162
29	29	3/4	6000	0.138
30	30	3/4	6000	0.138
31	31	3/4	6000	0.138
32	32	3/4	6000	0.138
33	33	3/4	7167	0.165
34	34	3/4	6339	0.146
35	35	3/4	7913	0.182
36	36	3/4	7913	0.182
37	37	3/4	6339	0.146
38	38	3/4	7166	0.165
39	39	3/4	6000	0.138
40	40	3/4	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
41	41	3/4	6000	0.138
42	42	3/4	6000	0.138
43	43	3/4	7066	0.162
44	44	1/5	7066	0.162
45	45	1/5	6000	0.138
46	46	3/5	6000	0.138
47	47	4/5	6000	0.138
48	48	5/5	6600	0.152
49	49	6/5	6000	0.138
50	50	7/5	7166	0.165
51	51	8/5	6327	0.145
52	52	9/5	7914	0.182
53	53	10/5	8668	0.199
54	54	11/5	6584	0.151
55	55	12/5	7721	0.177
56	56	13/5	7537	0.173
57	57	14/5	6354	0.146
58	58	15/5	6294	0.144
59	59	16/5	6235	0.143
60	60	17/5	6176	0.142

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
61	61	1/5	7333	0.168
62	62	1/5	7405	0.170
63	63	2/5	7226	0.166
64	64	2/5	6336	0.145
65	65	2/5	6057	0.139
66	66	2/5	6057	0.139
67	67	2/5	6054	0.139
68	68	2/5	6106	0.140
69	69	2/5	6000	0.138
70	70	2/5	6000	0.138
71	71	2/5	6000	0.138
72	72	2/5	6000	0.138
73	73	2/5	6000	0.138
74	74	2/5	6000	0.138
75	75	2/5	6000	0.138
76	76	2/5	6000	0.138
77	77	2/5	6000	0.138
78	78	2/5	6000	0.138
79	79	2/5	6000	0.138
80	80	2/5	6000	0.138

Lot Area Table				
Parcel #	Lot	BLK/SEC	Sq. Ft.	Acre
81	81	1/5	7200	0.165
82	82	1/5	7405	0.170
83	83	2/5	7226	0.166
84	84	2/5	6881	0.158
85	85	2/5	6459	0.148
86	86	2/5	6000	0.138
87	87	2/5	6000	0.138
88	88	2/5	6000	0.138
89	89	2/5	6000	0.138
90	90	2/5	6000	0.138
91	91	2/5	6000	0.138
92	92	2/5	6000	0.138
93	93	2/5	6000	0.138
94	94	2/5	6000	0.138
95	95	2/5	6000	0.138
96	96	2/5	6000	0.138
97	97	2/5	6000	0.138
98	98	2/5	6030	0.138
99	99	2/5	6241	0.143
100	100	2/5	6611	0.152

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods 5/8" dia. x 24" length, 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 at the time of submittal.

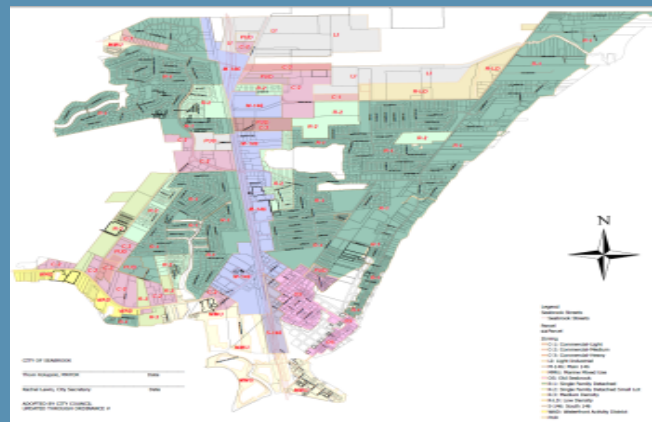
PRELIMINARY PLAT ONLY NOT TO BE RECORDED PRIOR TO SURVEYORS SIGNATURE

Robert D. Ellis RPLS
Texas Registration No. 4006

PRELIMINARY PLAT OF
LAKE MIA VILLAGE SECTIONS 4 & 5
CONTAINING
110 LOTS 5 BLOCKS & 4 RESERVES,
BEING A SUBDIVISION OF
28.494 ACRES (1,241,205 SQ. FT.), LOCATED
IN THE RITSON MORRIS SURVEY, ABSTRACT 52,
AND ALSO BEING A PARTIAL REPLAT OF
LOT 34 IN BLOCK 1 OF SECTION 3 OF LAKE MIA VILLAGE
VOL. 700 PG. 440 H.C.M.R.
CITY OF SEABROOK, HARRIS COUNTY, TEXAS

City of Seabrook Planning & Zoning Commission

February 19, 2026



Location/Zoning Map









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
☐ Master Sign Plan

APPLICANT INFORMATION Check appropriate box(es)

Name: Richard Valverde - Mavis Tire Supply, LLC E-Mail: rvalverde@mavis.com
Address: 100 Hillside Avenue, Fax #: _____
City: White Plains
State: NY ZIP: 10603 Phone: (914) 984-2500

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): University of Kentucky Real Estate Foundation, Inc Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: University of Kentucky Real Estate Foundation, Inc. Phone #: (859) 257-7882
Address: 213 Sturgill Philanthropy Building Name: Ford Stanley
City: Lexington Address: 213 Sturgill Philanthropy Building
State: Kentucky Zip: 40506 City: Lexington
State: Kentucky Zip: 40506

PROPERTY INFORMATION

Property Address: 1902 Bayport Blvd, Seabrook, TX 77586
Legal Description: Lot 1 Block 1
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: 146 -M (S.H. 146 MAIN) (Available from Building Department)

Current Use of Property: Vacant (see next page) (Be specific)

Number of existing Driveways: 2

General Dimensions of Property: Width: 390 Depth: 110 Land Area: _____ Sq. Feet: _____ Acres: 1

Adjoining Uses: North Retail South Institutional / Church

East Retail/Grocery West Highway

Adjacent Streets: North El Mar Ln South Capri Ln

East Bahama Dr. 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: GEORGE WARD Digitally signed by GEORGE WARD Date: 2026.01.20 16:33:19 -05'00' Date: 1-20-2026

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

CONDITIONAL USE PERMIT

Conditional Use Permit Request: Please specify the exact use proposed for the property and the hours of operation planned on the property.

Subject: Mavis Tire Supply Store #2392 – Conditional Use Permit Request

Location: **1902 Bayport Blvd, Seabrook, TX 77586**

On behalf of Mavis Tire Supply LLC, Kimley-Horn is submitting this Letter of Intent in support of a Conditional Use Permit (CUP) application for the development of a Mavis Tire Supply Store located at 1902 Bayport Blvd in Seabrook, Texas. Additionally, we request a variance for the landscape buffer along Highway 146 due to the shallow depth of the lot following its reduction by TxDOT Right-of-Way taking.

Proposed Use and Operations

The proposed development consists of a Mavis Tire Supply Store offering tire sales, installation, and general automotive maintenance services including batteries, alignments, suspension, exhaust, and state inspections. The facility will operate during standard business hours, typically from 8:00 AM to 6:00 PM, Monday through Saturday, with limited hours on Sunday.

Site and Building Information

The proposed building will be approximately 7,000 square feet in size, situated on a lot that was previously a pharmacy store before being taken and demolished by TxDOT in 2018. The remaining tract of land is approximately 1-acre, measuring 110'x390'. Since then, the site has remained vacant, and Mavis is seeking to repurpose the land. The site will include customer parking, service bays, and appropriate landscaping and screening in accordance with the City of Seabrook development standards. Access to the site will be provided via Bayport Blvd, with internal circulation designed to accommodate passenger vehicles and light-duty service trucks.

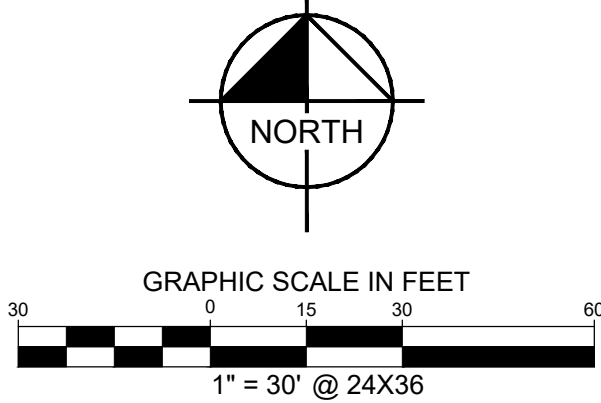
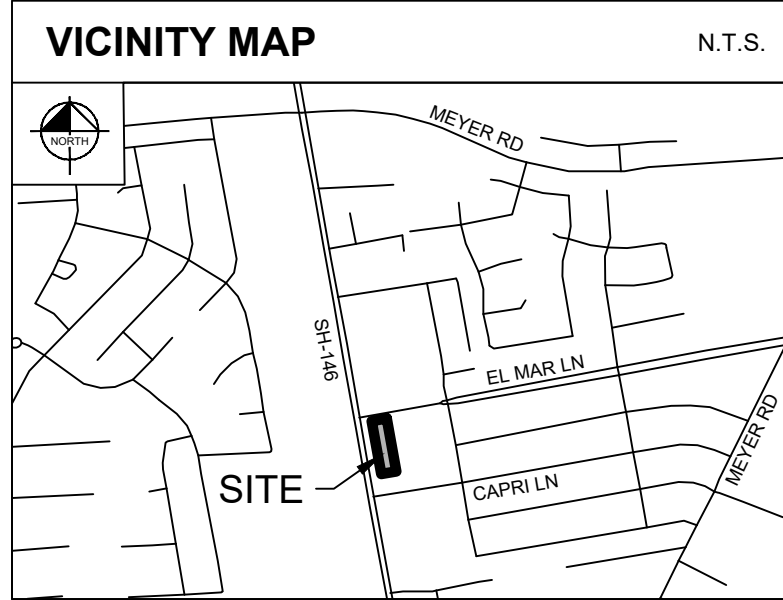
Unique Characteristics of the Property

The property is located within a developed commercial corridor and is surrounded by compatible land uses including retail, grocery, and service-oriented businesses. The site's proximity to major roadways and existing infrastructure makes it well-suited for the proposed use. No significant environmental constraints or unusual site conditions have been identified.

Additional Considerations

This CUP request supports the City's Comprehensive Plan and promotes economic development by providing automotive services to nearby residents and businesses. We will coordinate closely with City staff to ensure compliance with all applicable zoning, design, and permitting requirements.

We appreciate the City's consideration of this request and look forward to working collaboratively throughout the review process.



NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- 10n. SUBJECT TO ALL BUILDING SET-BACK LINES, DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS, STORM SEWER EASEMENT, WATER LINE EASEMENT, UTILITY EASEMENTS, ETC., AS SHOWN ON THE RECORDED MAP RECORDED IN VOLUME 87, PAGE 35 AND AT FILM CODE NO. 513038 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT, AS SHOWN HEREON)
- 10f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 297 (B987864) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET WIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET WIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10g. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 300 (B987865) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET WIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET WIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10h. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: HOUSTON LIGHTING & POWER COMPANY
PURPOSE: RIGHT-OF-WAY FOR DISTRIBUTION LINES
RECORDING NO: VOLUME 5719, PAGE 314 (B987870) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS: THE EASEMENT HEREIN GRANTED IS AN UNOBSTRUCTED EASEMENT FIVE (5) FEET WIDE LOCATED EAST OF AND ADJOINING THE WEST LINE OF SAID TRACT, THE LOCATION OR SAID EASEMENT BEING SHOWN BY A CROSS-HATCHED AREA ON SKETCH NO AN-16901-R, HERETO ATTACHED AND MADE A PART HEREOF, AND AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED EAST OF AND ADJOINING SAID FIVE (5) FEET WIDE EASEMENT. (DOES AFFECT, AS SHOWN HEREON)
- 10i. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREED JUDGMENT IN ABSENCE OF OBJECTIONS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2019-481531, (DOES NOT AFFECT, LOCATED WITHIN R.O.W. OF HIGHWAY 146)
- 10j. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT VOLUME 4125, PAGE 434 (B223730) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT, NOT SURVEY RELATED ITEM)
- 10k. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. T327800. (DOES AFFECT, NOT SURVEY RELATED ITEM)
- 10l. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED AT HARRIS COUNTY CLERK'S FILE NO. V088398. (DOES AFFECT, NOT A SURVEY RELATED ITEM)
- 10m. LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED NOVEMBER 5, 1980, RECORDED AT HARRIS COUNTY CLERK'S FILE NO. G786539. (UABLE TO DETERMINE AFFECTED PROPERTY. NO LEGAL DESCRIPTION CONTAINED IN RECORDED DOCUMENT)
- 10n. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN DATED: OCTOBER 9, 2001 BETWEEN 1996 FT SEABROOK, L.P., A TEXASLIMITED PARTNERSHIP AND WALGREEN CO., AN ILLINOIS CORPORATION , RECORDED OCTOBER 12, 2001 IN HARRIS COUNTY CLERK'S FILE NO. V356968, SAID LEASE BEING FURTHER SECARED SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE AGREEMENT (FIED FOR RECORD AT HARRIS COUNTY CLERK'S NO. VS21508, AND AMENDED AT HARRIS COUNTY CLERS FILE NO. W823581. (DOES AFFECT)

ABBREVIATIONS

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XS	"X" CUT IN CONCRETE SET
XC	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
F.C.	FILM CODE
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT

LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	HIGHWAY

LEGEND

☐	ROOF DRAIN	☐	UTILITY POLE
☐	CABLE TV BOX	☐	ELECTRIC TRANSFORMER
☐	CABLE TV MANHOLE	☐	ELECTRIC VAULT
☐	CABLE TV MARKER FLAG	☐	HANDICAPPED PARKING
☐	CABLE TV MARKER SIGN	☐	PARKING METER
☐	CABLE TV VAULT	☐	RAILROAD SIGN
☐	COMMUNICATIONS BOX	☐	SIGN
☐	COMMUNICATIONS MANHOLE	☐	MARKET/BILLBOARD
☐	COMMUNICATIONS MARKER FLAG	☐	A/C UNIT
☐	COMMUNICATIONS MARKER SIGN	☐	BORE LOCATION
☐	COMMUNICATIONS VAULT	☐	FLAG POLE
☐	ELEVATION BENCHMARK	☐	GREASE TRAP
☐	FIBER OPTIC BOX	☐	IRRIGATION VALVE
☐	FIBER OPTIC MANHOLE	☐	MAIL BOX
☐	FIBER OPTIC MARKER FLAG	☐	SANITARY SEWER BOX
☐	FIBER OPTIC VAULT	☐	SANITARY SEWER CLEAN OUT
☐	MONITORING WELL	☐	SANITARY SEWER LIFT STATION
☐	FUEL TANK	☐	SANITARY SEWER METER
☐	GAS MANHOLE	☐	SANITARY SEWER MANHOLE
☐	GAS METER	☐	SANITARY SEWER SEPTIC TANK
☐	GAS MARKER FLAG	☐	STORM SEWER BOX
☐	GAS SIGN	☐	STORM SEWER DRAIN
☐	GAS TANK	☐	STORM SEWER MANHOLE
☐	GAS VALVE	☐	TRAFFIC BARRIER
☐	TELEPHONE BOX	☐	TRAFFIC BOLLARD
☐	TELEPHONE MANHOLE	☐	TRAFFIC BOX
☐	TELEPHONE MARKER FLAG	☐	CROSS WALK SIGNAL
☐	TELEPHONE MARKER SIGN	☐	TRAFFIC MANHOLE
☐	TELEPHONE VAULT	☐	TRAFFIC MARKER SIGN
☐	PIPELINE MANHOLE	☐	TRAFFIC SIGNAL
☐	PIPELINE MARKER FLAG	☐	PIPELINE MARKER VAULT
☐	PIPELINE MARKER SIGN	☐	TREE
☐	PIPELINE VALVE	☐	WATER BOX
☐	ELECTRIC BOX	☐	FIRE DEPT. CONNECTION
☐	FLOOD LIGHT	☐	FIRE HYDRANT
☐	GUY ANCHOR	☐	WATER METER
☐	GUY ANCHOR POLE	☐	WATER MANHOLE
☐	ELECTRIC MANHOLE	☐	WATER TANK
☐	LIGHT STANDARD	☐	WATER VAULT
☐	ELECTRIC METER	☐	WATER VALVE
☐	ELECTRIC MANHOLE	☐	AIR RELEASE VALVE
☐	ELECTRIC MARKER FLAG	☐	WATER WELL
☐	ELECTRIC MARKER SIGN	☐	BORE HOLE LOCATION

SURVEYORS CERTIFICATION:

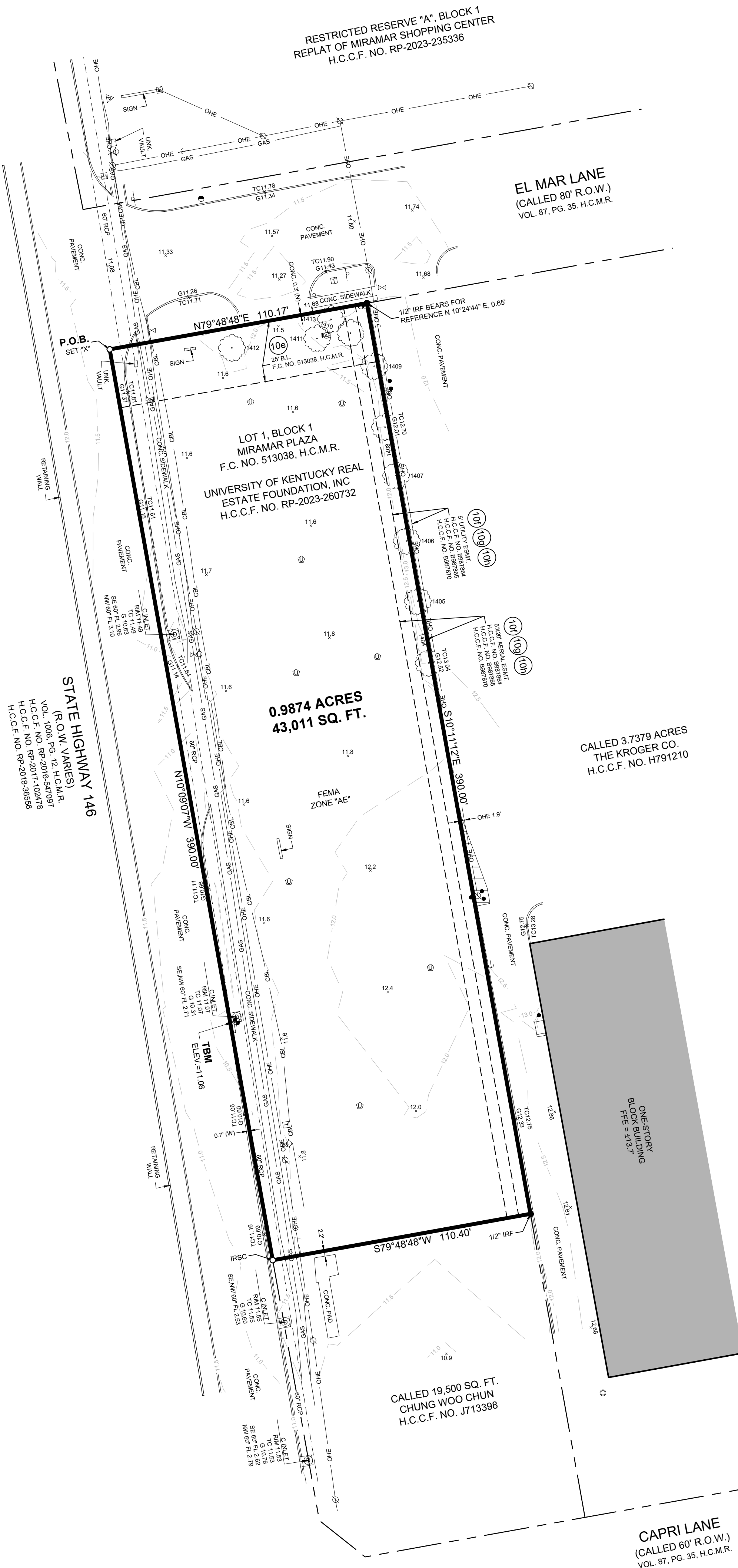
TO: MAVIS SOUTHEAST LLC, A DELAWARE CORPORATION;
UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7c,9,13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2025.

SURVEY DATE: OCTOBER 22, 2025



ROBERT KNESS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6486
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
PH. 9281-597-9300
ROBERT.KNESS@KIMLEY-HORN.COM



LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.9874 ACRE OR 43,011 SQUARE FEET OF LAND, SITUATED IN THE R. MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MIRAMAR PLAZA, MAP OR PLAT RECORDED UNDER FILM CODE NO. 513038, HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID LOT 1 BEING FURTHER DESCRIBED TO UNIVERSITY OF KENTUCKY REAL ESTATE FOUNDATION, INC. AS SHOWN ON INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. RP-2023-260732, WITH SAID 0.9874 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CUT "X" SET, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146, RIGHT-OF-WAY VARIES, ACCORDING TO VOLUME 1006, PAGE 12, H.C.M.R., H.C.C.F. NO. RP-2016-547097, H.C.C.F. NO. RP-2017-102478 AND H.C.C.F. NO. RP-2018-36556 AND THE SOUTH RIGHT-OF-WAY LINE OF EL MAR LANE, 80-FOOT WIDE RIGHT-OF-WAY, ACCORDING TO VOLUME 87, PAGE 35, H.C.M.R., IN THE NORTH BOUNDARY LINE OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79°48'48\"/>

THENCE, SOUTH 10°11'12\"/>

THENCE, SOUTH 79°48'48\"/>

THENCE, NORTH 10°09'07\"/>

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY IS BASED ON THE TITLE COMMITMENT, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. SAT-414000412501018R, BEARING THE EFFECTIVE DATE OCTOBER 2, 2025, ISSUED OCTOBER 13, 2025 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870017.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE ADDRESS OF THE SUBJECT TRACT IS 1902 BAYPORT BOULEVARD, SEABROOK, TX 77586. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT (TAX ID NO. 1230830010001)
- WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, NO ZONING REPORT OR LETTER WAS PROVIDED AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM HARRIS COUNTY AND THE ENGINEER OF RECORD AND WERE FIELD VERIFIED WHERE POSSIBLE. THE SURVEYOR CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- A LOCATE REQUEST WAS MADE WITH TEXAS811 TO LOCATE UNDERGROUND UTILITIES ALONG THE ROADWAYS ADJACENT TO THE SURVEYED PROPERTY UNDER TICKET NUMBERS 2577630801 AND 2577631000. VISIBLE MARKINGS WERE FOUND AT THE TIME OF SURVEY. THE SURVEYOR CANNOT GUARANTEE THAT ALL UNDERGROUND UTILITIES WERE MARKED OR THE ACCURACY OF THE MARKINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT TEXAS811 OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48201C1085M, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 6, 2017, THIS PROPERTY IS LOCATED WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)".

TREE TABLE	
NO.	DESCRIPTION
1404	15' OAK
1405	10' OAK
1406	12' OAK
1407	10' OAK
1408	14' OAK
1409	13' OAK
1410	18' OAK
1411	13' PALM
1412	14' OAK
1413	5' PALM

BENCH MARK LIST

SITE BENCHMARK
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER
NUMBER 010235 (BEING A BRASS DISC STAMPED 010235
LOCATED ON NORTH SIDE OF BRIDGE ON NASA ROAD 1
OVER CLEAR LAKE)
ELEVATION = 9.72' (NAVD88, 2001 ADJ.)

T.B.M. A
BOX CUT IN SOUTH SIDE OF A TYPE 'C' CONCRETE CURB
INLET ALONG THE EAST CURB LINE OF BAYPORT
BOULEVARD, LOCATED APPROXIMATELY 102 FEET
NORTHWEST OF THE SOUTHWEST CORNER OF THE
SUBJECT PROPERTY
ELEVATION = 11.08' (NAVD88, LEVEL)

ALTA/NSPS LAND TITLE SURVEY
0.9874 ACRE / 43,011 SQ. FT.
SITUATED IN THE
R. MORRIS LEAGUE, ABSTRACT NO. 52
HARRIS COUNTY, TEXAS

Kimley»Horn

11700 Katy Freeway, Suite 800 Houston, Texas 77079 FIRM # 10115500 Tel. No. (281) 597-9300

No.	DATE	REVISION DESCRIPTION
1		

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MSB	RK	Dec. 2025	065028722	1 OF 1

SEABROOK TX LAYOUT EXHIBIT

MAVIS DISCOUNT TIRE, SEABROOK, TX
1902 BAYPORT BLVD., SEABROOK, TX

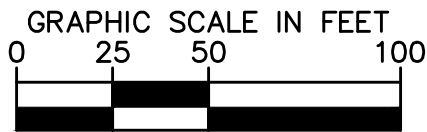
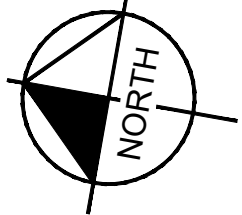
DEVELOPMENT SUMMARY

Parcel Size	0.8542 AC
Zoning	146-M S H. 146 Main
Parking Requirement	21
Proposed Spaces	25
Front Building Setback	30'
Side Building Setback	10' (standard); 15' (corner lot)
Rear Building Setback	10'
Front Landscape Buffer	15'
Side Landscape Buffer	10'
Rear Landscape Buffer	10'

CONCEPT PLAN NOTES

1. This concept was prepared strictly and solely based upon information identified in the plan references.
2. The concept represented herein identifies a design concept resulting solely from layout preferences and guidance dictated and identified solely by the client. the feasibility with respect to obtaining local, county, state, and other applicable approvals is not warranted, and can only be assessed after further examination and verification of applicable requirements and the procurement of all necessary jurisdictional approvals.
3. This conceptual plan is prepared for conceptual presentation purposes, only, and is not intended to be and should not be utilized as a zoning and construction document.
4. The existing conditions shown hereon are based upon information that was supplied to the engineer by the owner and others not under engineer's control, at the time of plan preparation and may be subject to change upon performance of additional due diligence and/or field survey.
5. It is strongly recommended that a zoning conformance analysis be performed to determine and evaluate if there are any restrictions and/or zoning issues, concerns or restrictions that may or could impact the feasibility of this project as the owner has described it.

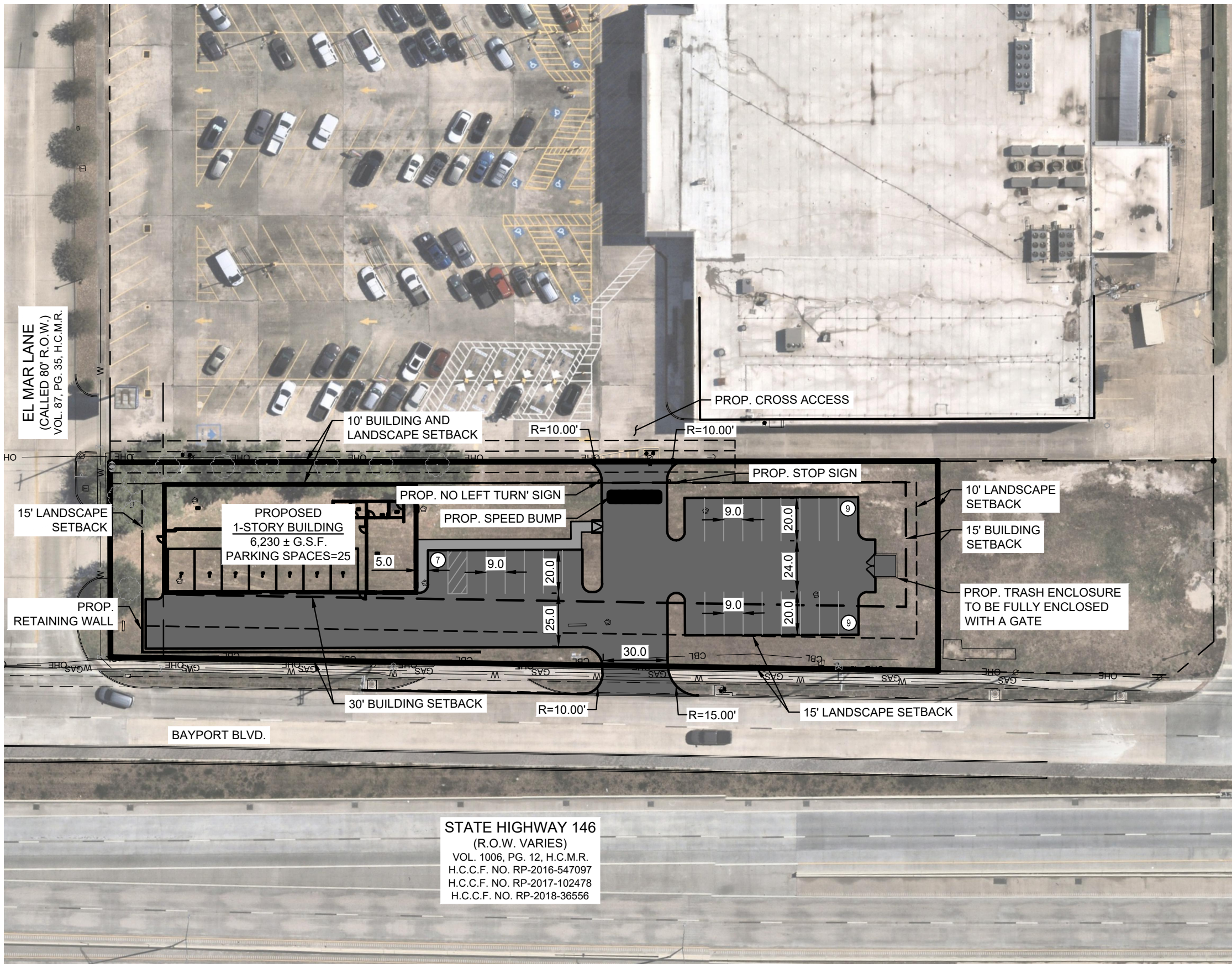
OVERALL SITE



PREPARED FOR:



PREPARED BY: **Kimley»Horn**

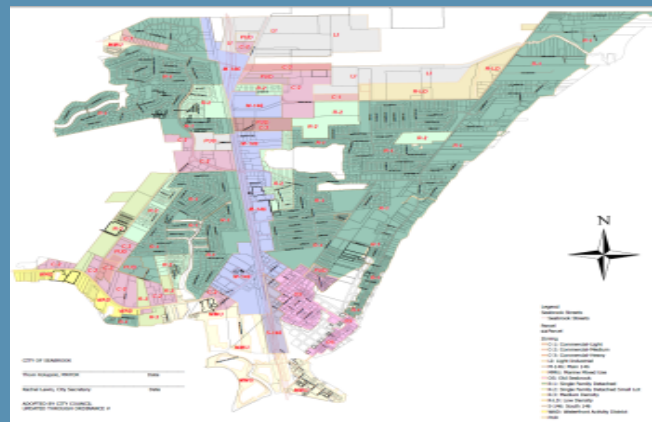


LEGEND

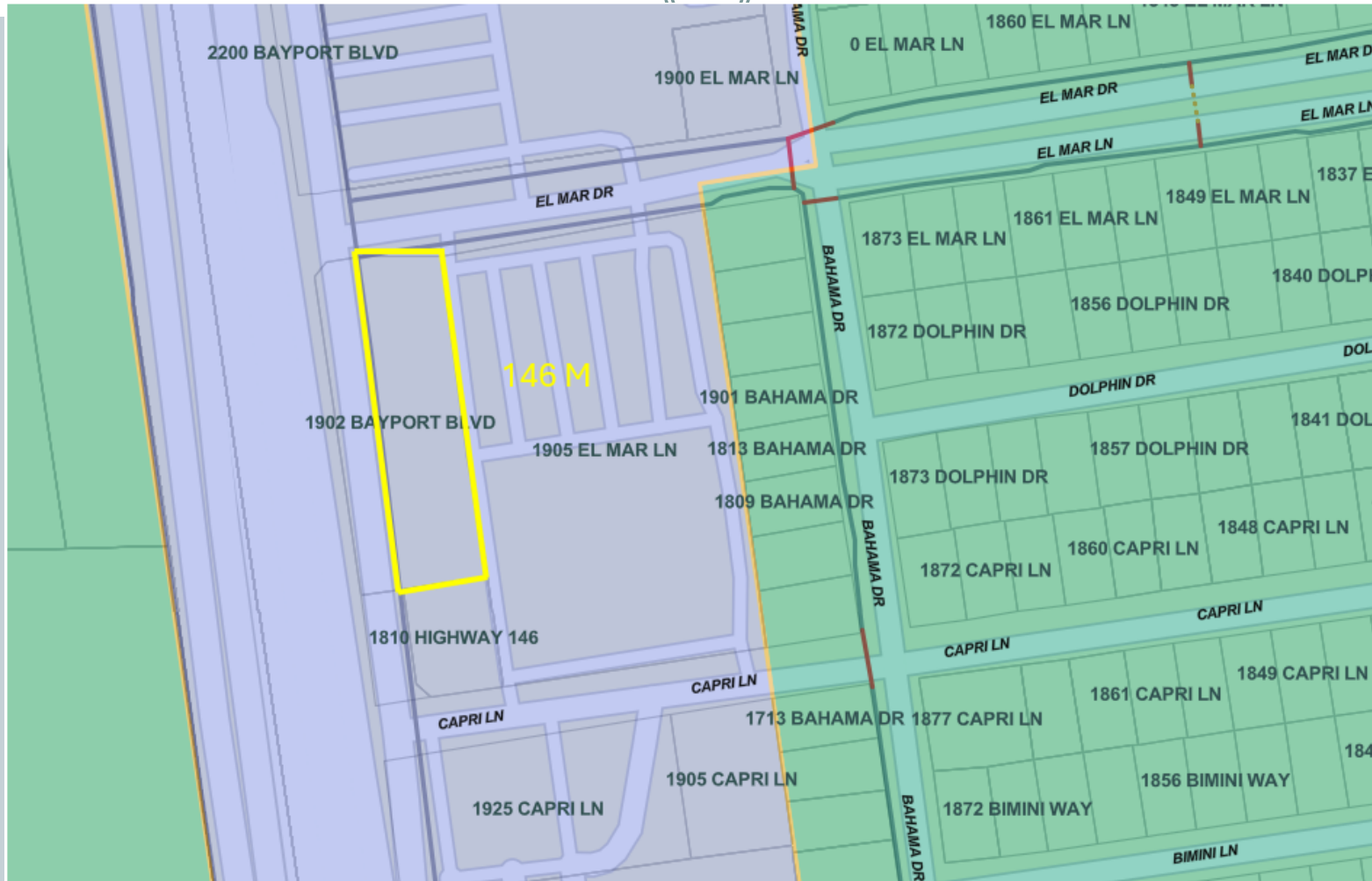
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	BUILDING SETBACK
---	LANDSCAPE BUFFER

City of Seabrook Planning & Zoning Commission

February 19, 2026



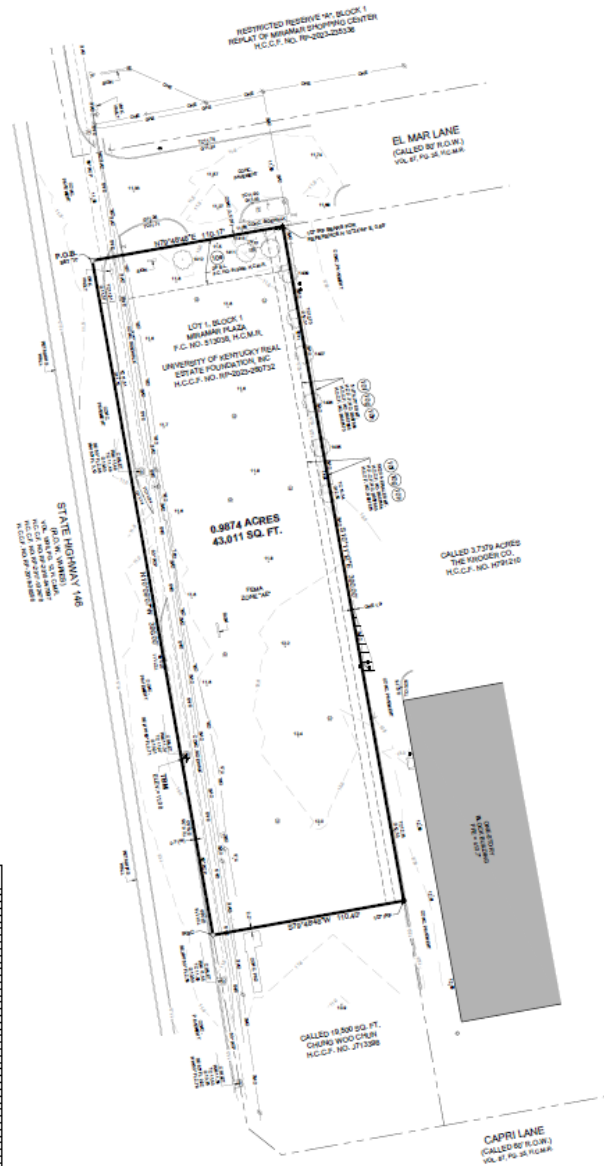
Location/Zoning Map



Location Aerial



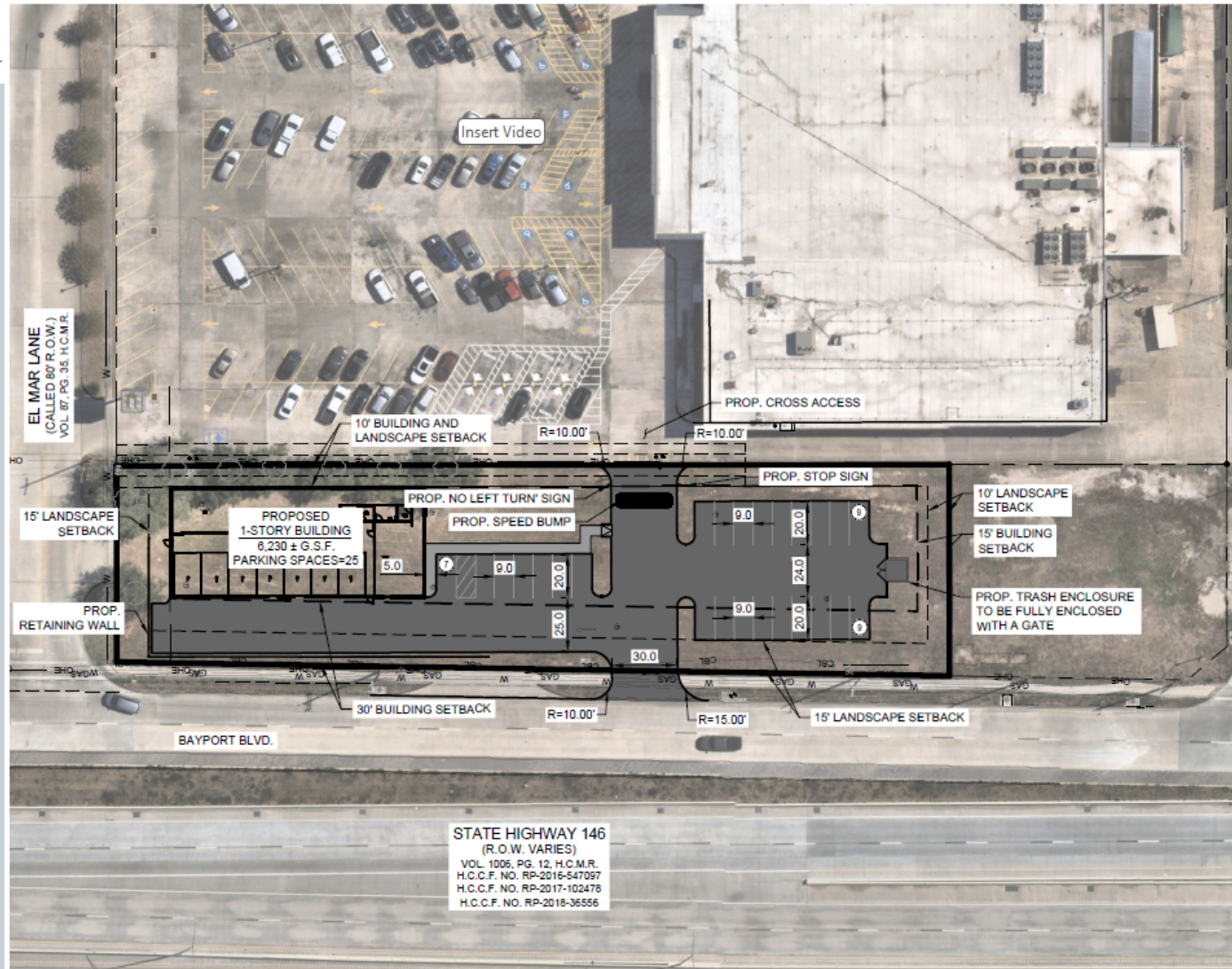
Survey of the Property



LEGEND	
1	As Shown
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No.	DATE	RE
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Layout Exhibit





Questions?

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2026

DATE SENT	DESCRIPTION
1/30/2025	World Class Freezer Faciliy PUD Amendment
8/21/2025	Shipping/storage container for above-ground and below-ground swimming pools
8/21/2025	Adoption of the 2021 edition of the International Swimming Pool and Spa Code.
1/20/2026	Create a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other

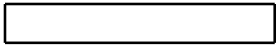
STATUS
Approved
City Council – October 7, 2025
City Council – October 7, 2025
Approved City Council February 3, 2026

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2024

DATE SENT	DESCRIPTION
10/24/2024	Consider and take possible action a request to update the City of Seabrook Official Zoning Map.
10/24/2024	Consider and take all appropriate action on a request to amend the Code of Ordinance of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 1, "In General", Section 1.10 "Definitions", by creating a definition for "Smoke and Head Shop".
10/24/2024	Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a new definition for "(CBD) Cannabidiol Sales"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "(CBD) Cannabidiol Sales," and creating new associated parking regulations.
10/24/2024	Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Vape Shop"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Vape Shop" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Vape
10/24/2024	Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Mobile Vending"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Mobile Vending" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Mobile
10/24/2024	Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Mobile Food Vendor"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Mobile Food Vendor" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Mobile

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STATUS
City Council 11/19/2024
City Council 11/19/2024
City Council 11/19/2024
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City Council 11/19/2024
City Council 11/19/2024





SEABROOK CITY COUNCIL
JOINT CITY COUNCIL AND PLANNING & ZONING
WORKSHOP SESSION

Mayor Jim Sweeney called the Seabrook Council Workshop to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Jared Sessum, Tom Tollett, Angela Cervantes. Chair Renola called the Planning & Zoning Workshop to order at 6:00 p.m. Present were Planning & Zoning Committee Members Gary Renola, Scott Reynolds, Guy Rodgers, Jared Justus, Byron Hanssen, and Ed Klein. Also in attendance were City Manager Gayle Cook, Deputy City Secretary Amanda Morales, and Deputy City Manager Sean Landis. Mayor Jim Sweeney and Chair Renola declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments

2. DISCUSSION

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

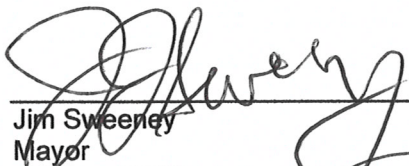
Assistant City Manager Sean Landis gave a presentation regarding portable restrooms and portalets (**See Attachment A**).

Council directed staff to prepare an ordinance establishing an exception—outside of a declared natural disaster—that defines allowable short-term and long-term use periods for portable restroom facilities, prohibits their permanent use, requires full compliance with applicable plumbing codes, and clarifies that any temporary use of portable restrooms is intended to supplement, not replace, a permanent restroom facility.

3. ADJOURNMENT

Chair Renola adjourned the Planning & Zoning Workshop at 7:25 p.m.
Mayor Sweeney adjourned the City Council Workshop at 7:26 p.m.

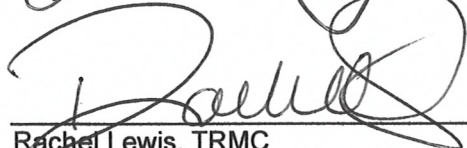
APPROVED:



Jim Sweeney
Mayor

DATE: 12/2/25

ATTEST:



Rachel Lewis, TRMC
City Secretary

Planning & Zoning Signature Page

Gary Renola, Chair

Date

ATTEST:

Ranya Bostros, Administrative Assistant



MEETING MINUTES
NOVEMBER 20, 2025

SEABROOK PLANNING & ZONING
COMMISSION
MEETING

Chairman 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, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen. Also present were Sean Landis, Deputy City Manager/Planning & Zoning Director and Ranya Botros, Community & Economic Development Coordinator.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no public comments.

2. **SPECIFIC PUBLIC HEARING**

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

There were no public hearing comments.

3. **NEW BUSINESS**

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

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

4. **ROUTINE BUSINESS**

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

Sean Landis, Deputy City Manager/Planning & Zoning Director gave an update on the CUP that was sent to City Council for the Cheese Co. to operate as an open air market. City Council approved that request.

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

Motion:	To Approve minutes from the October 16, 2025 regular meeting.
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Made By: P&Z Member Reynolds
Seconded By: P&Z Member Klein
Vote: **Passed** unanimously by all present.

4.3 Establish future meeting dates and agenda items.

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

The next P&Z meeting will be held on the third Thursday of January.

The meeting was adjourned at 6:08 p.m.

APPROVED: _____
Chair

DATE: _____

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator



SEABROOK CITY COUNCIL
JOINT MEETING OF CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION

Mayor Jim Sweeney and Gary Renola, Chair of the Planning & Zoning Commission called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford and Planning & Zoning Commission Members Gary Renola, Jared Justus, Scott Reynolds, Guy Rodgers, Russ Rhodes, Ed Klein, and Byron Hanssen. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Joint Public Hearing on a request for approval for amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.

Mayor Sweeney opened the Public Hearing at 5:02 pm.

Assistant City Manager Sean Landis presented the request. **See Attachment A.** He highlighted that a freezer warehouse was not planned for the site and the reference to a freezer warehouse was included in error. He explained that the ordinance referencing same would be corrected before the second reading if approved.

Debra Delucia	929 Mystic Village Ln.	Refrigeration issues and appearance
Robert Zeller	2926 Sea Chanel Dr.	RV Park and design of warehouse and fencing

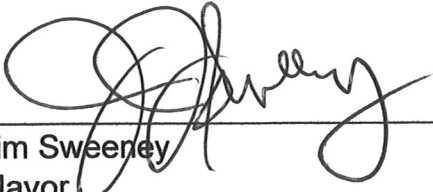
Mayor Sweeney closed the Public Hearing at 5:24.

3. ADJOURNMENT

Mayor Sweeney and Planning & Zoning Commission Chair Renola adjourned the meeting at 5:25 pm.

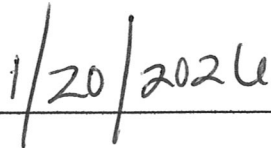
Signature Page

APPROVED:

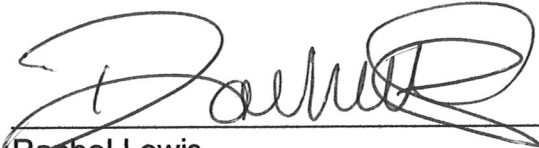


Jim Sweeney
Mayor

DATE:



ATTEST:



Rachel Lewis
City Secretary

APPROVED:

Gary Renola
Planning & Zoning Commission Chair

DATE:

ATTEST:

Community & Economic Development Coordinator
Planning & Zoning Commission



MEETING MINUTES
JANUARY 6, 2026

SEABROOK PLANNING & ZONING
COMMISSION
MEETING

Chairman Gary Renola called the Seabrook Planning and Zoning Commission meeting to order at 5:30 p.m. in the Conference Room in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Edward Klein, Jared Justus, Guy Rodgers, Byron Hanssen, and Russ Rhodes. Also present were Sean Landis, Deputy City Manager/Planning & Zoning Director and Ranya Botros, Community & Economic Development Coordinator.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

Robert Zeller made comments about the Planned Unit Development (PUD).

2. **NEW BUSINESS**

2.1 **Consider and take all appropriate action on a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.**

Michael Maxon of the Quiet Warehouse answered questions about the Planned Unit Development (PUD).

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

3. **ROUTINE BUSINESS**

3.1 **Establish future meeting dates and agenda items.**

The next regular Planning and Zoning Commission meeting will be held on January 15, 2026.

The meeting was adjourned by Chairman Gary Renola at 6:04 p.m.

APPROVED:

Chair

DATE: _____

ATTEST:

Ranya Botros
Community & Economic Development Coordinator