



**MEETING MINUTES
JANUARY 6, 2026**

**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

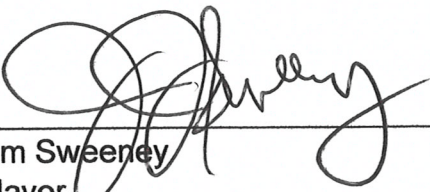
Mayor Sweeney closed the Public Hearing at 5:24.

3. ADJOURNMENT

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

Signature Page

APPROVED:

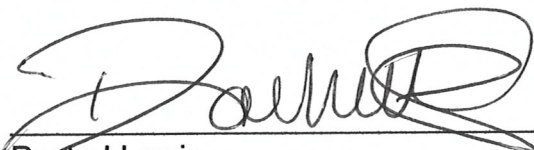


Jim Sweeney
Mayor

DATE:

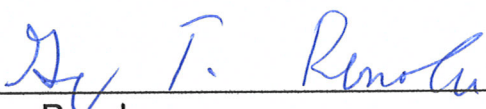
1/20/2026

ATTEST:



Rachel Lewis
City Secretary

APPROVED:

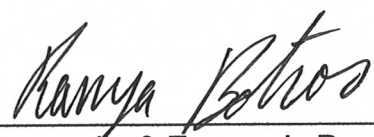


Gary Renola
Planning & Zoning Commission Chair

DATE:

3/19/26

ATTEST:



Kanya Botros
Community & Economic Development Coordinator
Planning & Zoning Commission

Exhibit A

ORDINANCE NO. 2024-11
QUIET WAREHOUSING (PUD)
“PLANNED UNIT DEVELOPMENT”

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 2, “ADMINISTRATION”, SECTION 2.05, “OFFICIAL ZONING MAP”, BY REZONING 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, FROM (C-2) “MEDIUM COMMERCIAL DISTRICT”, TO (PUD) “PLANNED UNIT DEVELOPMENT”, FOR THE DEVELOPMENT OF TWO (TILT WALL WAREHOUSES) EACH CONTAINING APPROXIMATELY 24,000 SQUARE FEET OF FLOOR SPACE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Seabrook (the “City”) has received an application for rezoning by Starship Texas City LP, (the “Applicant”), for certain real property of approximately 3.695 acres located at 5815 Old Hwy 146, Seabrook, TX 77586, which is generally located east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road, being out of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas (the “Property”), with the Property being more particularly depicted and described in the attached “Exhibit A”, (the “Property”), which is incorporated by reference for all purposes; and

WHEREAS, in its application, the Applicant proposes to develop and use the Property as a tilt wall warehouse project each containing approximately 24,000 square feet of floor space for the warehousing of port-related materials and products distributed throughout the U.S; and

WHEREAS, in its application, the Applicant proposes to rezone the Property from “C-2” (Medium Commercial District) to “PUD” (Planned Unit Development) and has submitted a development plan providing for the depiction and description of the Quiet Warehousing Planned Unit Development (the “Plan”), with the Plan being attached as “Exhibit B”, and incorporated by reference for all purposes, and which is on file with the City Secretary; and

WHEREAS, the Seabrook Planning and Zoning Commission (the “P&Z”) and the City Council of the City (the “Council”) conducted a public hearing to consider approval of the preliminary plan for the PUD rezoning request submitted by the Applicant, and with the P&Z filing a report recommending approval of the rezoning request by the Applicant on February 20, 2024 which Council thereafter approved; and

47 **WHEREAS**, the P&Z and the Council conducted a public hearing to consider approval
48 of the final plan for the PUD rezoning request submitted by the Applicant, with the P&Z filing
49 a report recommending approval of the rezoning request by the Applicant on July 16, 2024;
50 and

51
52 **WHEREAS**, the subject hearings were duly called as provided by the laws of the State
53 of Texas and Appendix "A" of the City's Code of Ordinances, that at such hearings all persons
54 attending were allowed to be heard on the question of whether or not to rezone the Property as
55 requested by the Applicant, and to determine whether such rezoning would promote the public
56 health, safety, convenience, or general welfare of the citizens and would be in conformance
57 with the Appendix "A" of the City's Code of Ordinances and the City's Comprehensive Plan;
58 and

59
60 **WHEREAS**, all public notices have been published, mailed, and provided in
61 accordance with the laws of the State of Texas and Appendix "A" of the City's Code of
62 Ordinances; and

63
64 **WHEREAS**, as a result of the said public hearings and the recommendation of the
65 P&Z as contained in its final report, the Council deems it appropriate to grant the Applicant's
66 request for rezoning of the Property, subject to certain regulations, restrictions, conditions, and
67 all applicable provisions of the City's Code of Ordinances; and

68
69 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
70 **SEABROOK, TEXAS:**

71
72 **SECTION 1. FINDINGS.**
73

74 The facts and matters set forth in the preamble of this Ordinance are hereby found to
75 be true and correct, it is hereby understood that the City Council (the "Council") of the City of
76 Seabrook, Texas (the "City") is relying upon the express representations of Starship Texas City
77 LP, (the "Applicant") appearing in the documents submitted to the City for final approval,
78 including the rezoning application, oral representations made to the Planning and Zoning
79 Commission (the "P&Z") and the Council to induce approval of the rezoning made the subject
80 of this Ordinance, the final report from the P&Z, the minutes of P&Z and the Council, the
81 identification of the property that is the subject of this Ordinance (the "Property"), and the
82 development plan for the Property (the "Plan"), all of which is attached to and incorporated
83 into this Ordinance as Exhibit "A" and Exhibit "B".

84
85 **SECTION 2. AMENDMENT TO THE CITY'S CODE OF ORDINANCE AND**
86 **THE CITY'S OFFICIAL ZONING MAP.**
87

88 The City's Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2,
89 "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning the
90 Property from C-2 to PUD *strictly conditioned upon full compliance with the approved Plan,*
91 *the regulations, restrictions, and conditions*, as set forth in the Plan attached as "Exhibit B".
92 Additionally, the City's Official Zoning Map shall be revised and amended to show the

93 designation of the Property as rezoned to PUD, with the appropriate reference thereon to the
94 number and effective date of this Ordinance, and a brief description of the nature of the change.
95
96
97

98 **SECTION 3. INCORPORATION INTO THE CITY'S CODE OF**
99 **ORDINANCES; PENALTY CLAUSE.**
100

101 This Ordinance is hereby incorporated and made a part of the City's Code of
102 Ordinances. Violation of this Ordinance is subject to the penalties of Section 11.06 of the City's
103 Code of Ordinances, "Criminal Enforcement", which provides that any person who shall
104 violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon
105 conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000.00). Each
106 day of violation shall constitute a separate offense. Additionally, should the subject PUD
107 project fail to meet the schedule as approved herein, or otherwise fail to comply with this
108 Ordinance or the PUD Plan, then the PUD classification and all related permits shall be
109 immediately terminated, and the rezoning of the Property shall be immediately repealed, and
110 the Property shall revert to C-2 zoning.
111

112 **SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**
113

114 All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are
115 hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or
116 revise any provision of any ordinance of the City, save and except the change in zoning
117 classification and specific uses/structures approved in the Plan, as provided herein.
118

119 **SECTION 5. SEVERABILITY.**
120

121 In the event any clause phrase, provision, sentence, or part of this Ordinance, or the
122 application of the same to any person or circumstances, shall for any reason be adjudged invalid
123 or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or
124 invalidate this Ordinance as a whole or any part of provision hereof other than the part declared
125 to be invalid or unconstitutional; and the Council declares that it would have passed each every
126 part of the same notwithstanding the omission of any such part thus declared to be invalid or
127 unconstitutional, whether there be one or more parts.
128

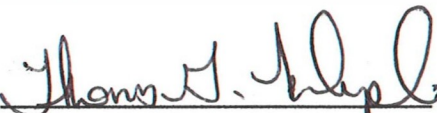
129 **SECTION 6. NOTICE; EFFECTIVE DATE.**
130

131 The City Secretary shall give notice of the enactment of this Ordinance by promptly
132 publishing it or its descriptive caption and penalty after final passage in the official newspaper
133 of the City, and this Ordinance shall become effective upon publication.
134

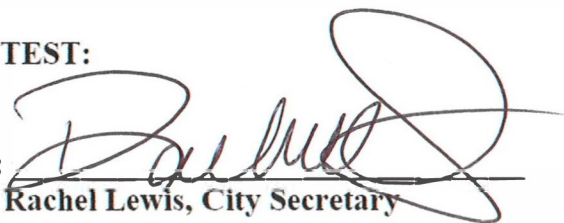
135 **PASSED AND APPROVED** on first reading with a quorum present, by an affirmative vote
136 of a majority of Councilmembers present, in accordance with Seabrook City Charter Section
137 2.10 on this 20th day of August 2024.
138

139 **PASSED, APPROVED, AND ADOPTED** on final reading with a quorum present, by an
140 affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City
141 Charter Section 2.10 on this 3rd day of September 2024.

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146 **FOR THE CITY OF SEABROOK:**

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148 By: 
149
150 **Thomas G. Kolupski, Mayor**

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152
153 **ATTEST:**

154
155
156 By: 
157 **Rachel Lewis, City Secretary**

158
159
160 **APPROVED AS TO FORM:**

161
162 By: /s/ David Olson
163
164 **David Olson, City Attorney**



Exhibit A

LEGAL DESCRIPTION:

A tract of land containing 3.695 acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land as described as four acres save and except 0.315 acres to the State of Texas in Harris County Clerk's File No. M513651 of the Deed Records, Harris County, Texas, said tract being more fully described by metes and bounds as follows:

BEGINNING at a "X" in a rock path at the Northwest corner of a called 8.822 acre tract as described in Deed recorded in RP-2017-104300, Deed Records, Harris County, Texas, with the Easterly right of way line of State Highway No. 146, and being the Southwest corner of the tract herein described;

THENCE with the North line of said 8.822 acre tract, South 89 deg. 34 min. 53 sec. East 1,209.79 feet to a found 3/8 inch iron rod, the Southeast corner of this tract, Southwest corner of a called 3.0410 acre tract described in Deed recorded in RP-2017-432-412, Deed Records, Harris County, Texas, from which the Northeast corner of the above mentioned 8.822 acre tract bears South 89 deg. 34 min. 53 sec. East, 173.14 feet;

THENCE North 00 deg. 38 min. 00 sec. East, along the East line of the herein described tract, same being the West line of said 4.00 acre tract, a distance of 139.81 feet (Called North 140.00 feet) feet to a found 3/4 inch iron rod, the Northeast corner of this tract, and along the South line of a called 4.294 acre tract as described in Deed recorded in Z426803, Deed Records, Harris County, Texas;

THENCE North 89 deg. 34 min. 17 sec. West, along the North line of the herein described tract, same being the South line of said 4.294 acre tract, a distance of 1,091.98 feet to a found 3/8 inch iron rod on the Easterly right of way line of State Highway No. 146, for the Northwest corner of this tract;

THENCE with the Easterly right of way line of said Highway No. 146, being a curve to the right with a radius of 1,102.14 feet, arc length of 70.32 feet (Chord Bears South 39 deg. 19 min. 48 sec. West 70.14 feet) to a found TXDOT Concrete Monument;

THENCE with the Easterly right of way line of said Highway No. 146, South 41 deg. 13 min. 33 sec. West, a distance of 112.88 feet to the POINT OF BEGINNING.

Exhibit "B"

"Quiet Warehousing" Planned Unit Development District Plan

Ordinance No. 2024-11

("LI / C2-PUD")

May 2024

3.695 Acres

Applicant:
Starship Texas City, LLC
925 Marina Bay Drive
Kemah, Texas 787565
281-334-6594

"Quite Warehousing" Planned Unit Development District Plan

Ordinance No. 2024-11

A. Contents

- General Provisions
- Permitted Land Use
- Proposed Land Use
- Development Regulations
- Building Regulations

B. General Provisions

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this Ordinance. This district is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environs, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed. The district is designed to accommodate land use activities that will meet the community goals and policies enumerated in Comprehensive Master Plan 2040.

2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance.

Accessory building means a building subordinate to the principal building and includes detached garages.

Open Space means the portion of all land contained within the PUD that is not covered by buildings, Parking lots, driveways, improved pedestrian areas, or other impermeable material.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that Provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made Part of this document.

Exhibit D-1:	Location Map
Exhibit D-2:	Aireal Plan
Exhibit D-3:	Site Plan
Exhibit D-4:	Parking Layout
Exhibit D-5:	Open Space & Landscape Plan
Exhibit D-6:	Sign and Solid Waste Enclosure Details
Exhibit D-7:	Existing Utilities, Proposed Utilities
Exhibit D-8:	Building Elevations
Exhibit D-9:	Development Schedule
Exhibit D-10:	Drainage Plan
Exhibit D-11:	Lighting Plan

4. As shown on Exhibit D-1, *Location Map*, the PUD encompasses approximately 3.695 acres of land along the East Right Of Way line of Old Highway 146, and North of Red Bluff Road.
5. Development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Private concrete drive, landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-3, *Site Plan*.
6. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
7. All Signage shall meet the minimum standards of the City's requirements established in Article-6 Sign Standards, as shown on Exhibit D-6, *Sign and Solid Waste Enclosure Details*.

C. Permitted Land Uses

1. A Single tract of land containing approximately 3.695 acres, zoned (LI – Light Industrial District) warehousing is a permitted use and falls under the Comprehensive Master Plan 2040. Per (LI – Light Industrial District) inorganic and/or organic compounds are prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.

D. Proposed Land Use

1. This PUD development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Warehousing Port related materials and products distributed through the U.S. Private concrete drive(s), landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-2, *Site Plan*, contingent on the following conditions:

E. Development Regulations

1. Maximum height of buildings:
 - a. 40 feet maximum.
 - b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.
2. Open Space Requirements:
 - a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
 - b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
3. Security Fencing:
 - a. 6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.
4. Parking and Paving:
 - a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.
 - b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, *Parking Plan*.

5. Building Setback:

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area:

- a. Not more than 50% of total site area shall be covered by building mass.

7. Landscape & Lighting Regulations:

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

8. Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.
- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

G. Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be concrete tilt wall construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

H. Density

- a. Two primary building per lot.

I. Buffering and screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further

provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.

- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.
- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Exhibit "D-9"

"Quit Warehousing" Planned Unit Development District Plan

Quit Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

Second Quarter 2024 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler

Third Quarter 2024 - Completion of Plan Design, Submittal for Plan Review and Approvals

Fourth Quarter 2024 - Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

First Quarter 2025 – Commence Underground utilities, Detention Pond, Site Grading

Second Quarter 2025 - Commence Concrete Pavement, Building Foundations, Site Fencing

Third Quarter 2025 - Commence Tilt Wall Buildings, Roof System, Sprinkler Installation, Exterior Painting

Fourth Quarter 2025 - Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

First Quarter 2026 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

Exhibit “B”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2024-11

(“LI / C2-PUD”)

May 2024

3.695 Acres

Applicant:
Starship Texas City, LLC
925 Marina Bay Drive
Kemah, Texas 787565
281-334-6594

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2024-11

A. Contents

- General Provisions
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- Proposed Land Use
- Development Regulations
- Building Regulations

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1. The PUD approved herein must be constructed, developed, and maintained in compliance with this Ordinance. This district is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environs, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed. The district is designed to accommodate land use activities that will meet the community goals and policies enumerated in Comprehensive Master Plan 2040.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance.

Accessory building means a building subordinate to the principal building and includes detached garages.

Open Space means the portion of all land contained within the PUD that is not covered by buildings, Parking lots, driveways, improved pedestrian areas, or other impermeable material.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that Provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made Part of this document.

Exhibit D-1:	Location Map
Exhibit D-2:	Aireal Plan
Exhibit D-3:	Site Plan
Exhibit D-4:	Parking Layout
Exhibit D-5:	Open Space & Landscape Plan
Exhibit D-6:	Sign and Solid Waste Enclosure Details
Exhibit D-7:	Existing Utilities, Proposed Utilities
Exhibit D-8:	Building Elevations
Exhibit D-9:	Development Schedule
Exhibit D-10:	Drainage Plan
Exhibit D-11:	Lighting Plan

4. As shown on Exhibit D-1, *Location Map*, the PUD encompasses approximately 3.695 acres of land along the East Right Of Way line of Old Highway 146, and North of Red Bluff Road.
5. Development of two (Tilt Wall Port Warehouses) each containing 24,000 square foot of floor space, office space, reception area, break rooms. Private concrete drive, landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-3, *Site Plan*.
6. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
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E. Development Regulations

1. Maximum height of buildings:
 - a. 40 feet maximum.
 - b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.
2. Open Space Requirements:
 - a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
 - b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
3. Security Fencing:
 - a. 6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.
4. Parking and Paving:
 - a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.

- b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, Parking Plan.

5. Building Setback:

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area:

- a. Not more than 50% of total site area shall be covered by building mass.

7. Landscape & Lighting Regulations:

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

8. Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.
- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

G. Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be concrete tilt wall construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

H. Density

- a. Two primary building per lot.

I. Buffering and screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.
- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.
- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Exhibit “D-9”

“Quit Warehousing” Planned Unit Development District Plan

Ordinance No. 2024-11

Quit Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

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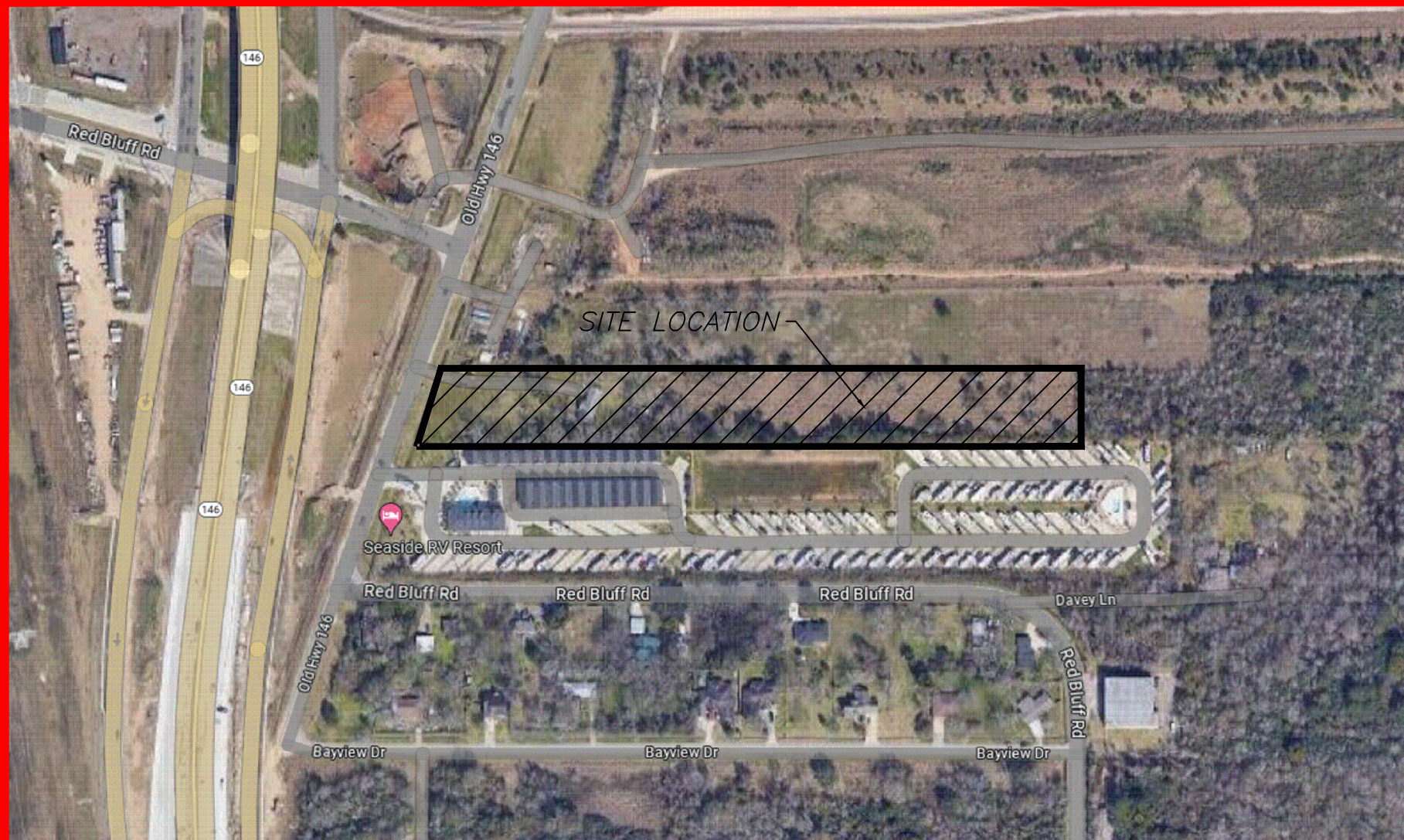
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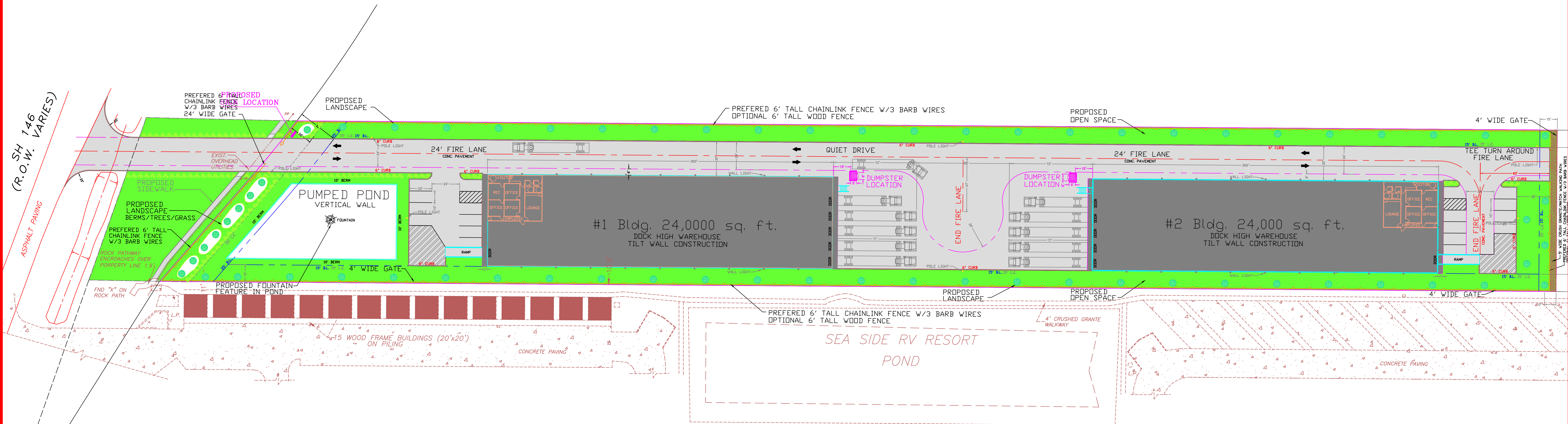
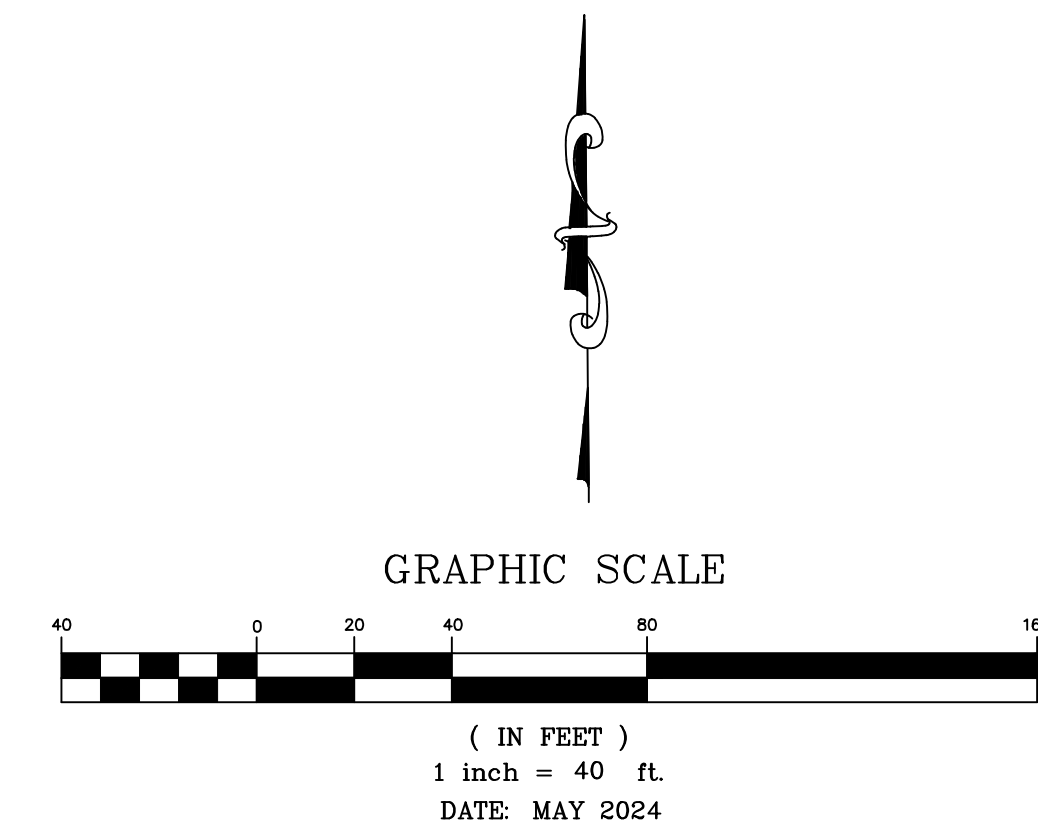


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC



LOCATION PLAN

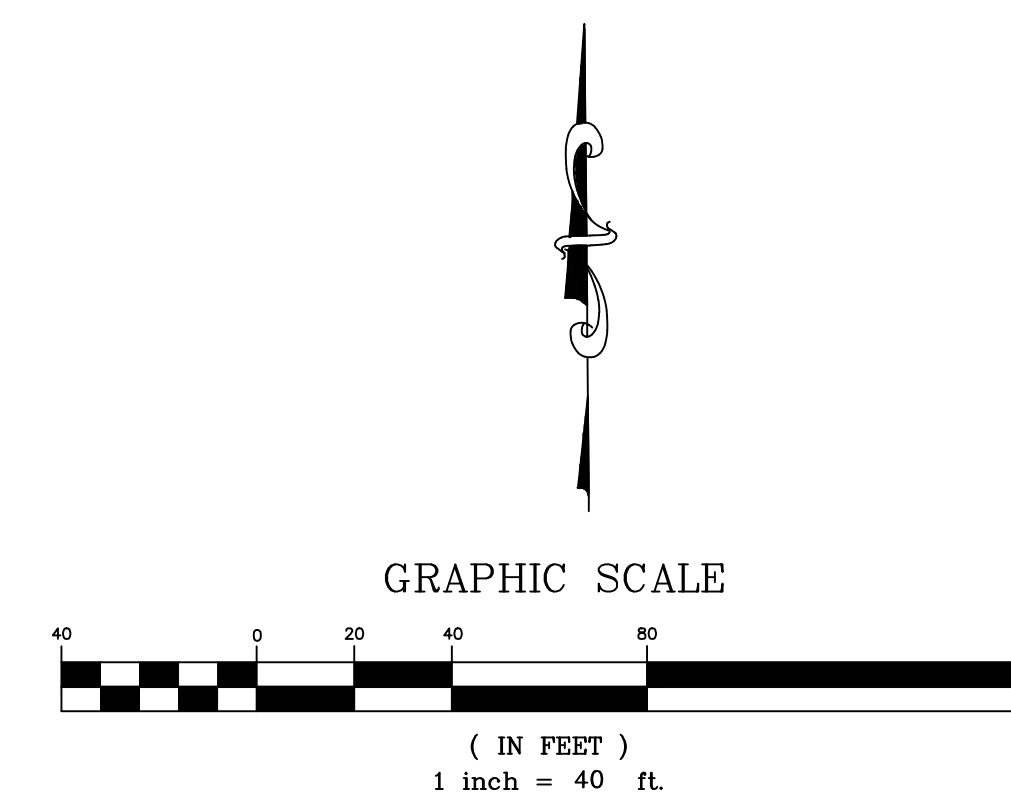
EXHIBIT D-1

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)



DEVELOPED BY
STARSHIP TEXAS CITY, LLC



AERIAL PLAN
EXHIBIT D-2

SH 146
(R.O.W. VARIES)

PREFERRED 6' TALL CHAINLINK FENCE W/3 BARB WIRES 24' WIDE GATE

PROPOSED SIGN LOCATION

PROPOSED LANDSCAPE

24' FIRE LANE CONC. PAVEMENT

QUIET DRIVE

24' FIRE LANE CONC. PAVEMENT

PROPOSED OPEN SPACE

4' WIDE GATE

TEE TURN AROUND FIRE LANE

PROPOSED LANDSCAPE BERMS/TREES/GRASS

PUMPED POND VERTICAL WALL

10' BERM

4' WIDE GATE

PREFERRED MOUNTAIN FEATURE IN POND

#1 Bldg. 24,000 sq. ft.
DUCK HIGH WAREHOUSE
TILT WALL CONSTRUCTION

#2 Bldg. 24,000 sq. ft.
DUCK HIGH WAREHOUSE
TILT WALL CONSTRUCTION

SEA SIDE RV RESORT POND

Red Bluff Rd

RED BLUFF ROAD (60' R.O.W.)

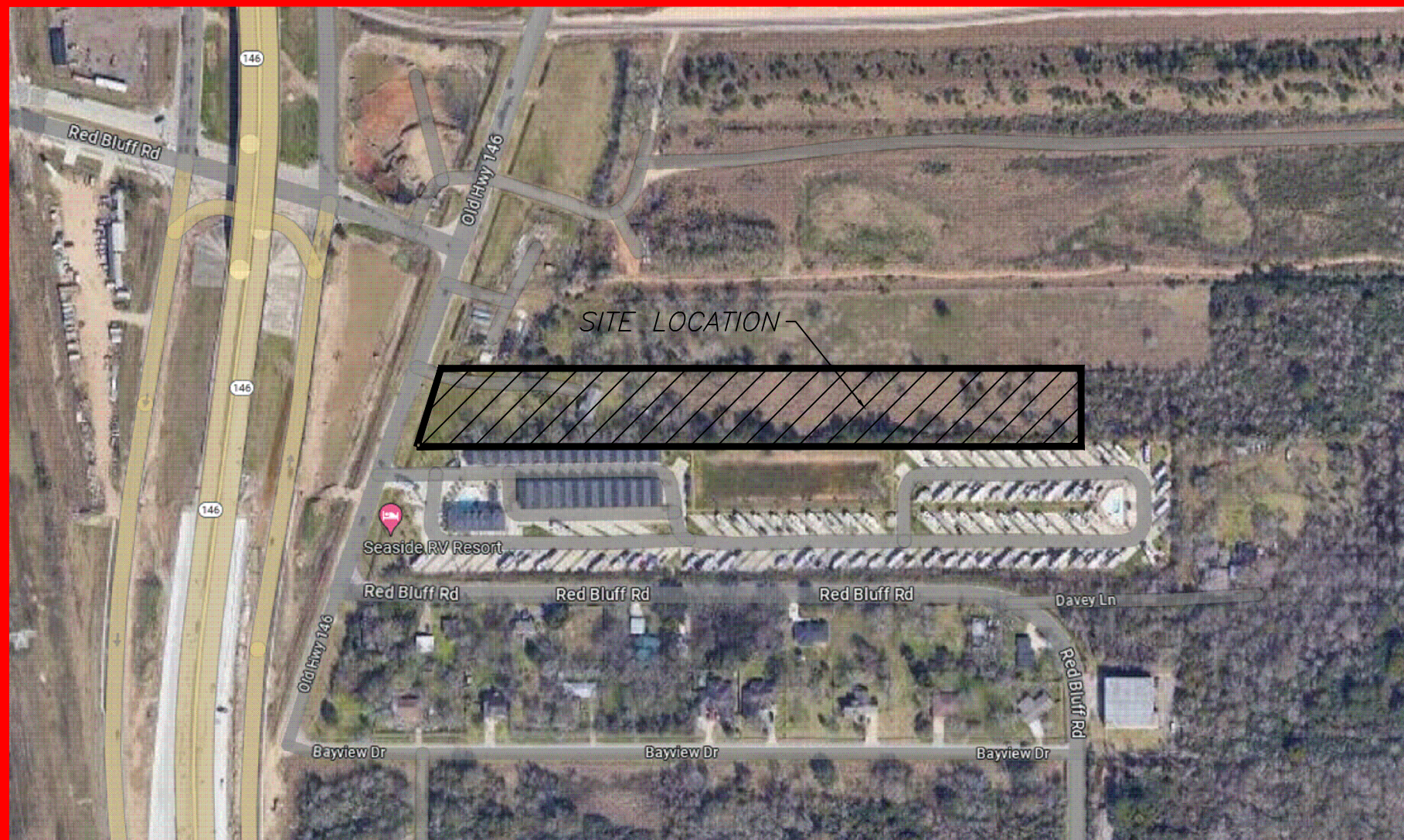
Red Bluff Rd

N 88°50'00" W 1287.48'

AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net



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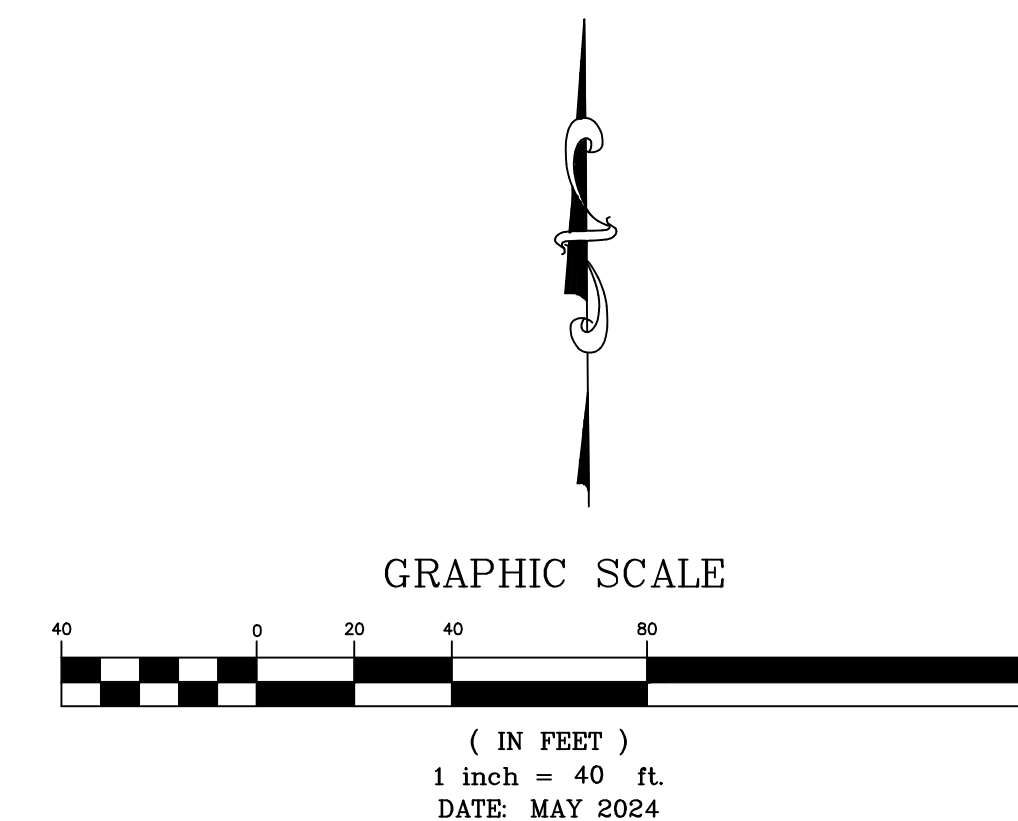


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC



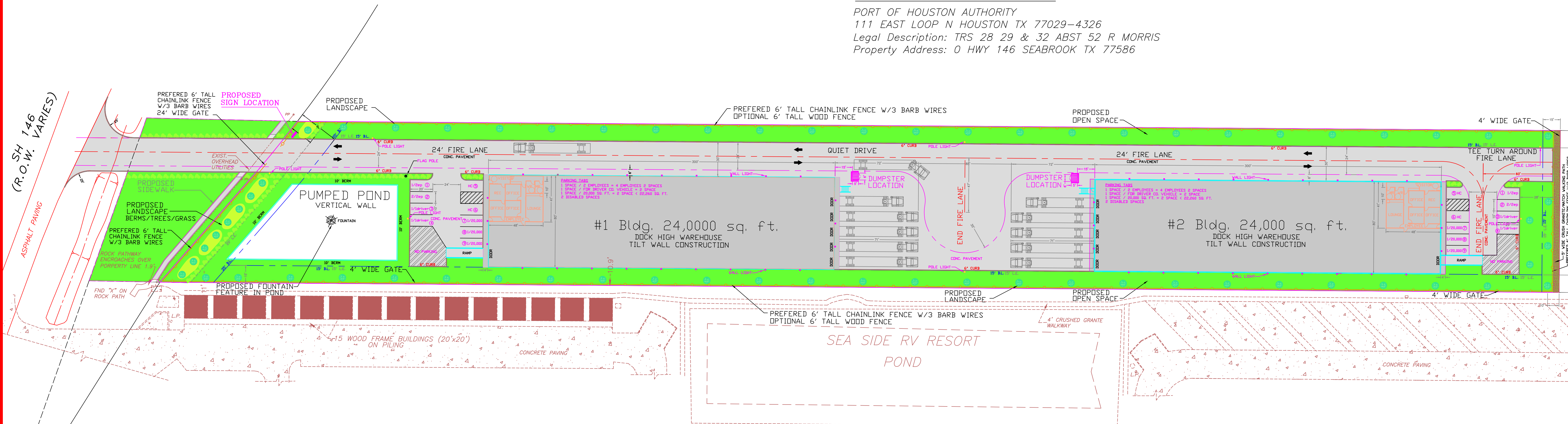
PROPERTY OWNERS 500 FEET NORTH

PORT OF HOUSTON AUTHORITY

111 EAST LOOP N HOUSTON TX 77029-4326

Legal Description: TRS 28 29 & 32 ABST 52 R MORRIS

Property Address: 0 HWY 146 SEABROOK TX 77586



PROPERTY OWNERS 500 FEET SOUTHG

STARSHIP SEASIDE SEABROOK RV RESORT LLC

925 MARINA BAY DR KEMAH TX 77565-2572

Legal Description: TR 31 ABST 52 R MORRIS

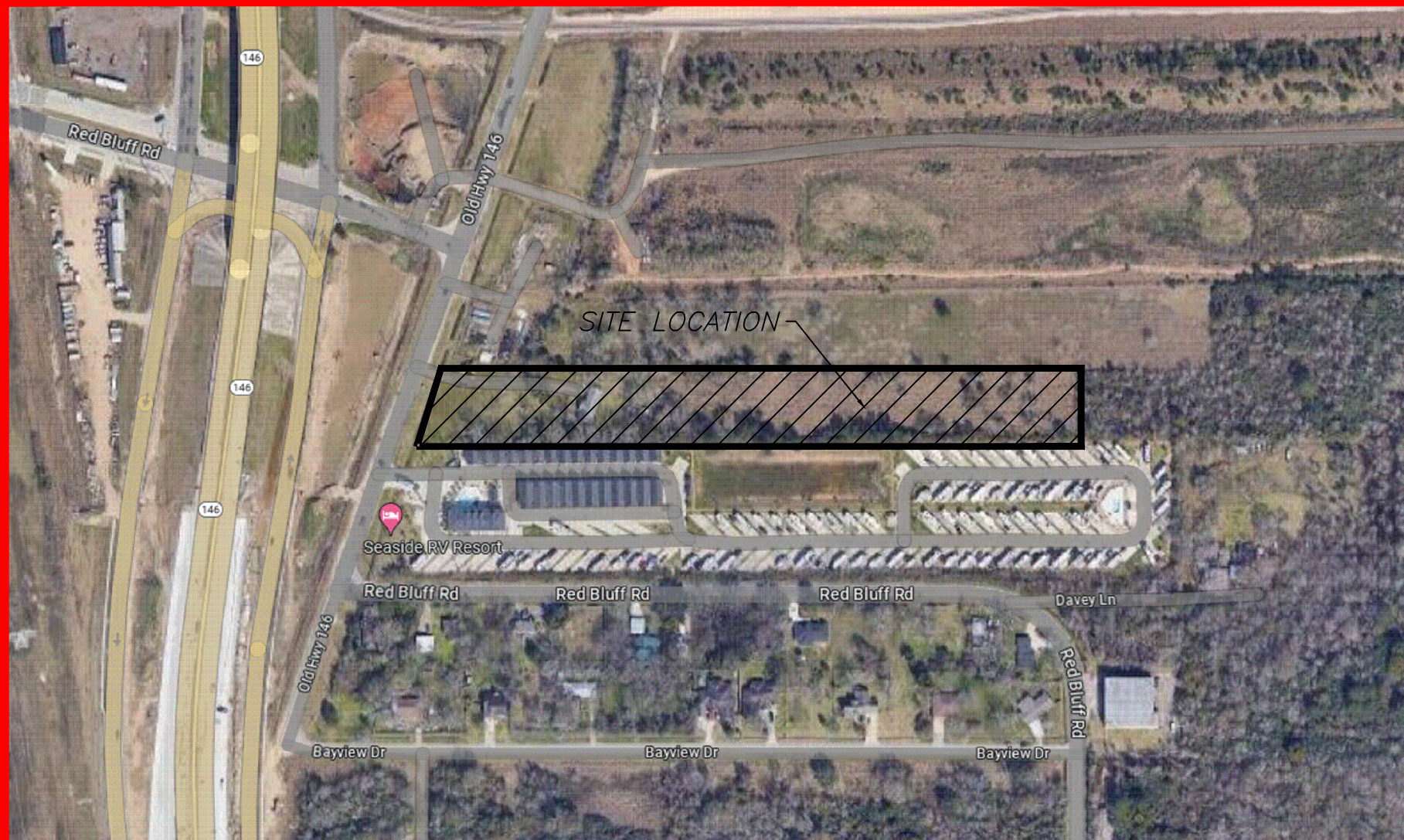
Property Address: 4001 OLD HWY 146 SEABROOK TX 77586

SITE PLAN
EXHIBIT D-3

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

AVERY RYAN & COMPANY
2419 DAVIS BLVD SUITE 302 DIMROD ST BACLIF TX 77518-2037 Legal Description: LT 25 & W 1/2 OF LT 26 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
HIGHLANDS JOSE F OLIVERA 1921 RED BLUFF SEABROOK TX 77586-1609 Legal Description: LT 24 BAYSHORE ACRES Property Address: 1921 RED BLUFF RD SEABROOK TX 77586
713- SANCHEZ NORMA A 1307 GLENCREST DR PASADENA TX 77502-5127 Legal Description: LT 23 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
SANCHEZ ARTURO M & NORMA A 1307 GLENCREST DR PASADENA TX 77502-5127 Legal Description: LT 22 BAYSHORE ACRES Property Address: 0 RED BLUFF RD SEABROOK TX 77586
c_benjamin austin sherry 1937 RED BLUFF RD SEABROOK TX 77586-1609 Legal Description: LTS 20 & 21 BAYSHORE ACRES Property Address: 1937 RED BLUFF RD SEABROOK TX 77586

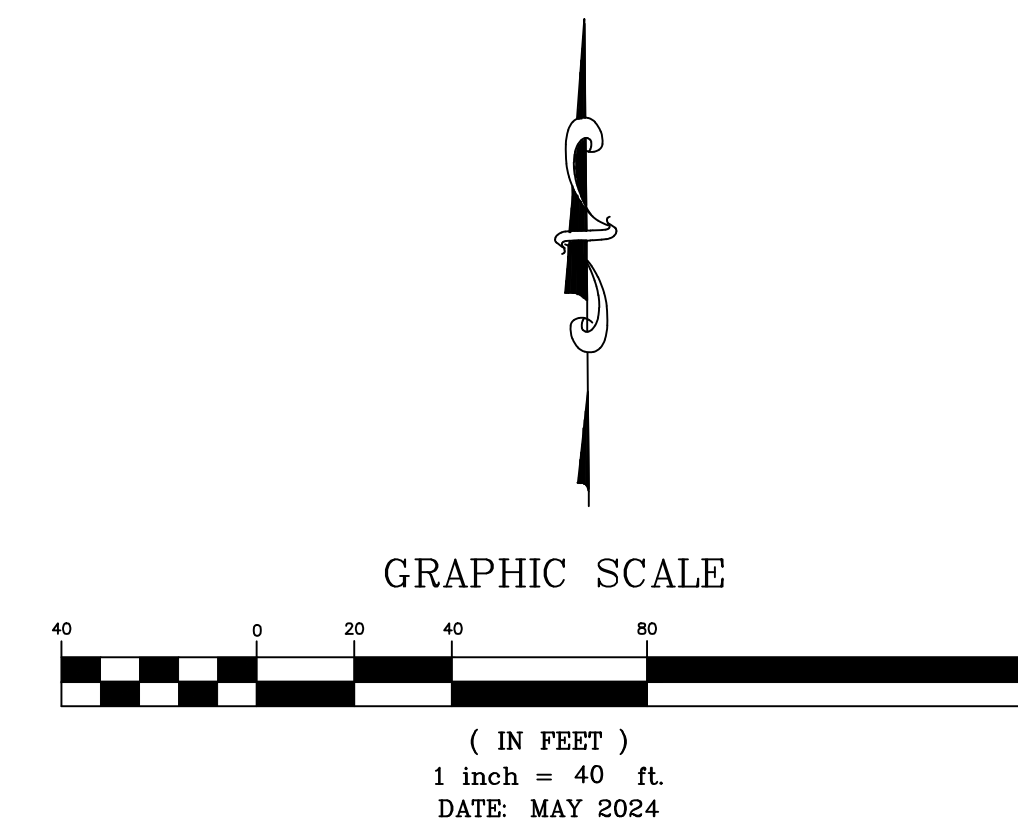


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC

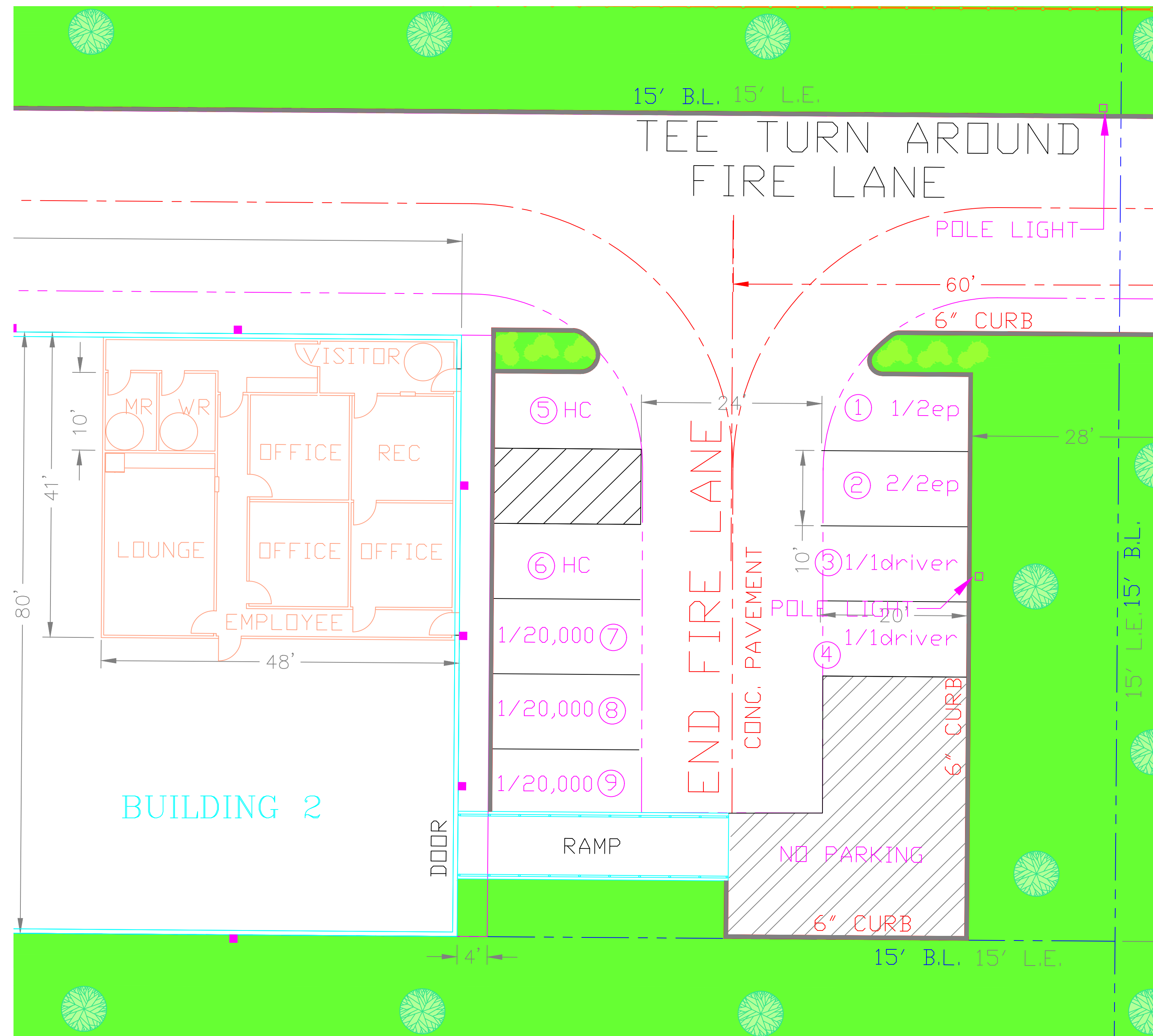
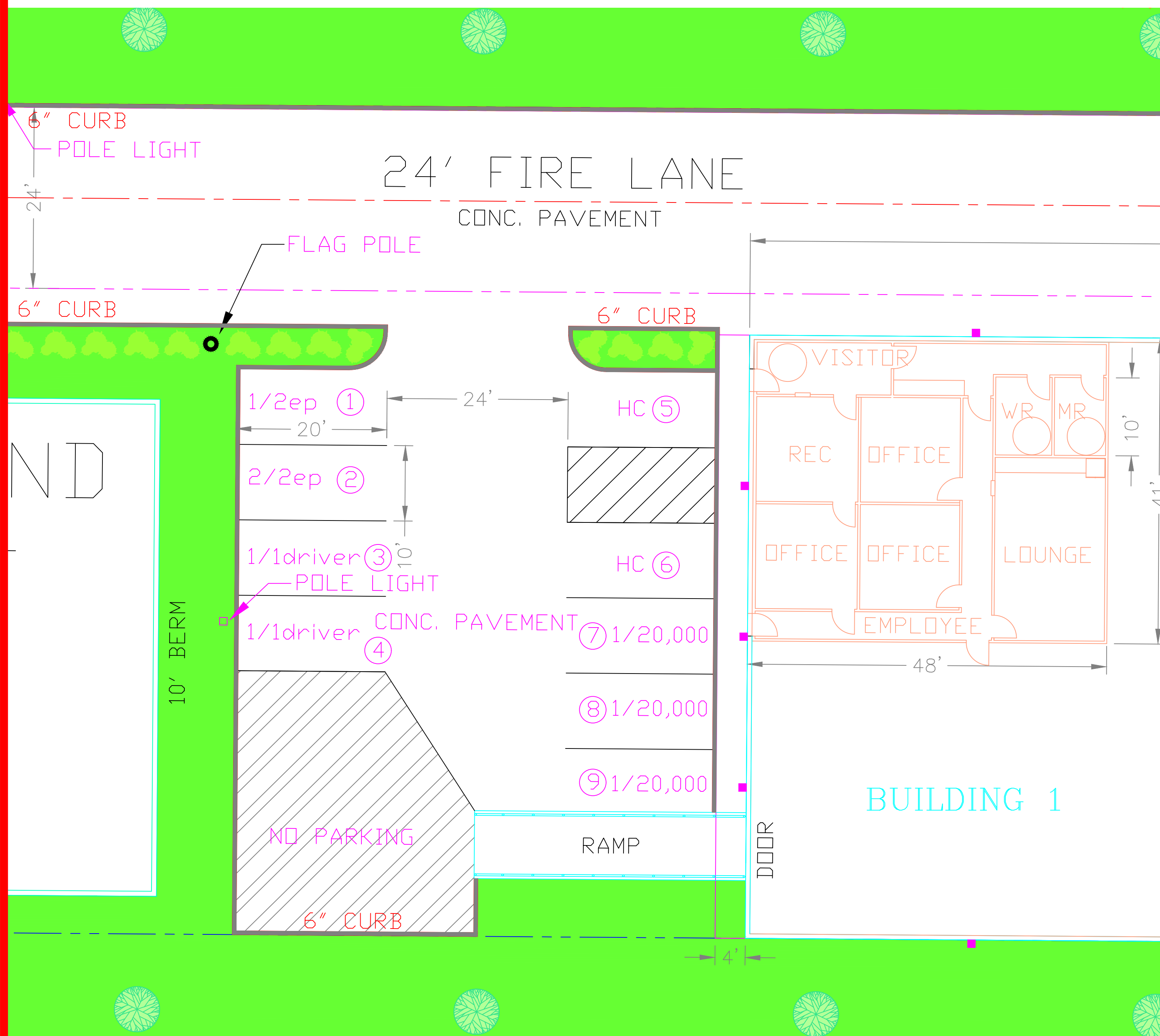


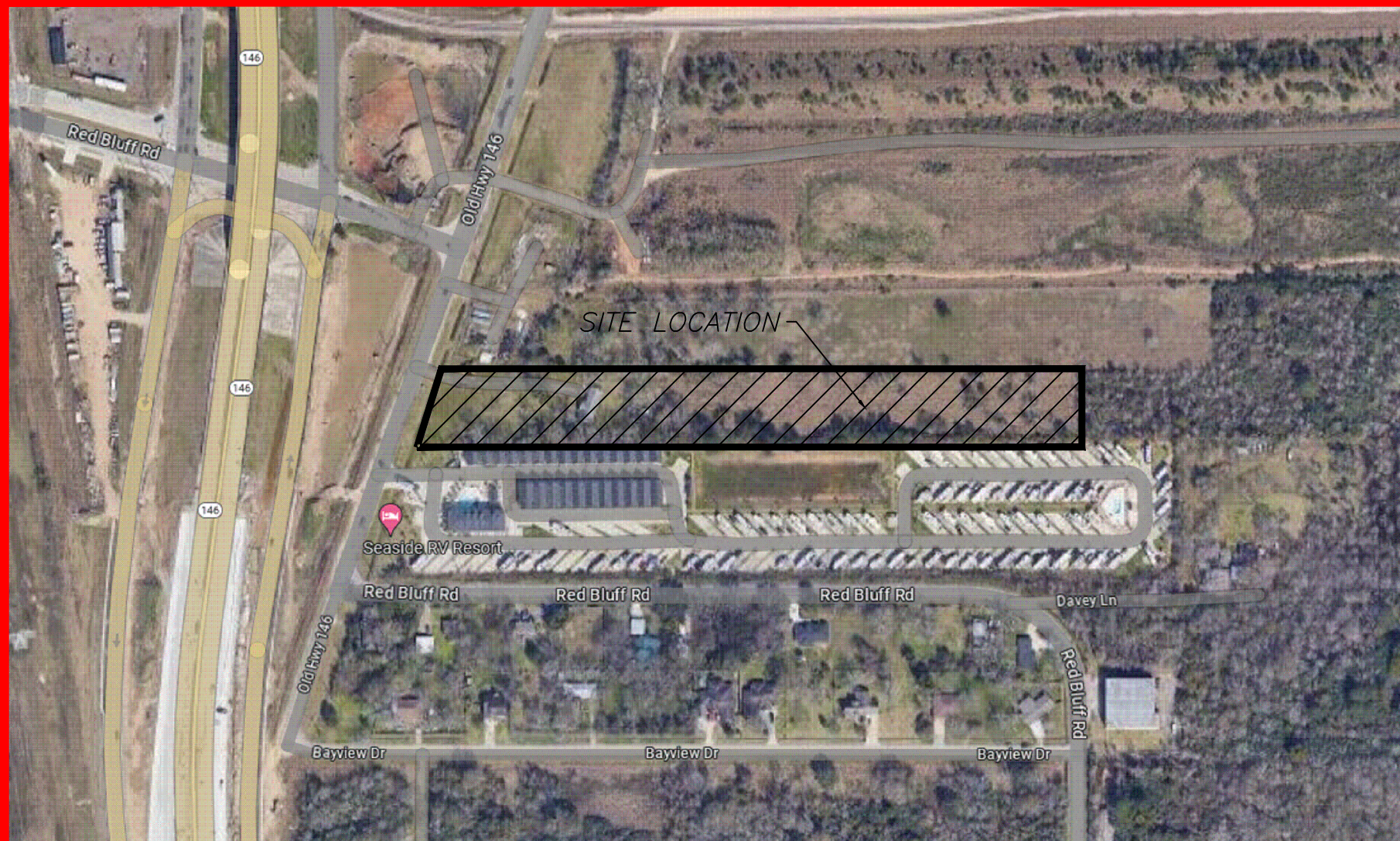
BUILDING #1 PARKING TABS

1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ. FT. = 2 SPACE < 24,000 SQ. FT.
2 DISABLED SPACES

BUILDING #2 PARKING TABS

1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ. FT. = 2 SPACE < 24,000 SQ. FT.
2 DISABLED SPACES

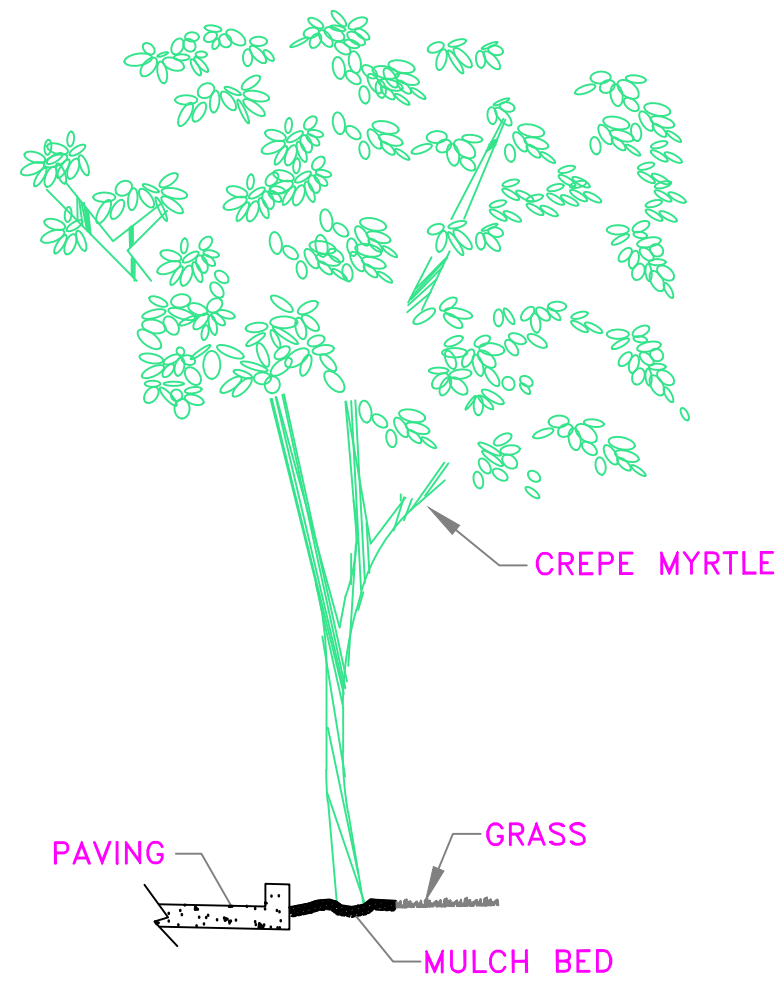




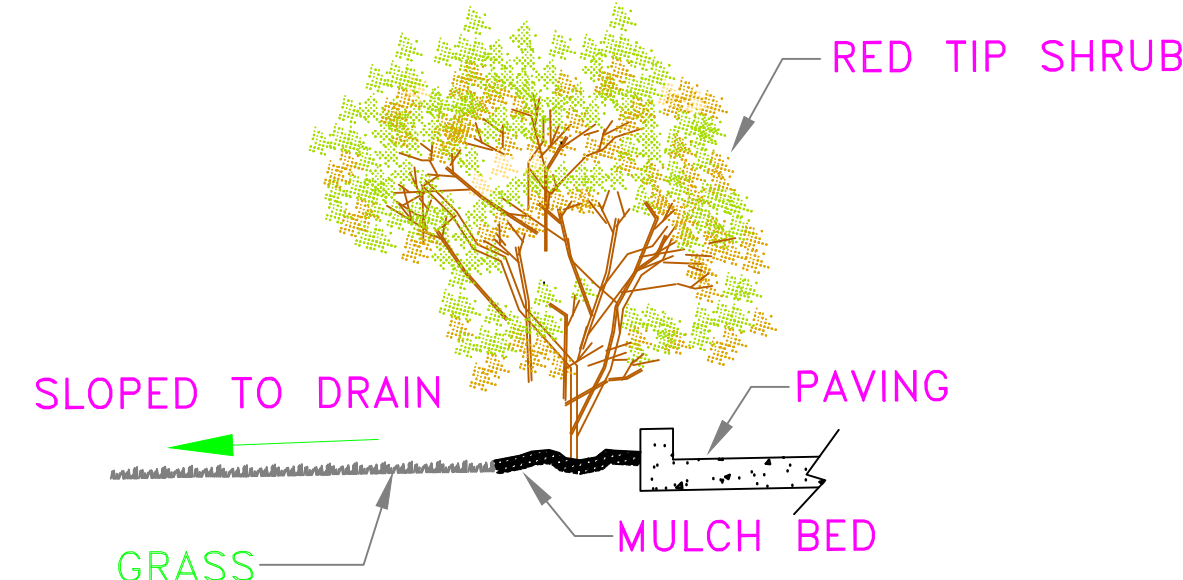
KEY MAP
N.T.S.

"QUIET WAREHOUSING"

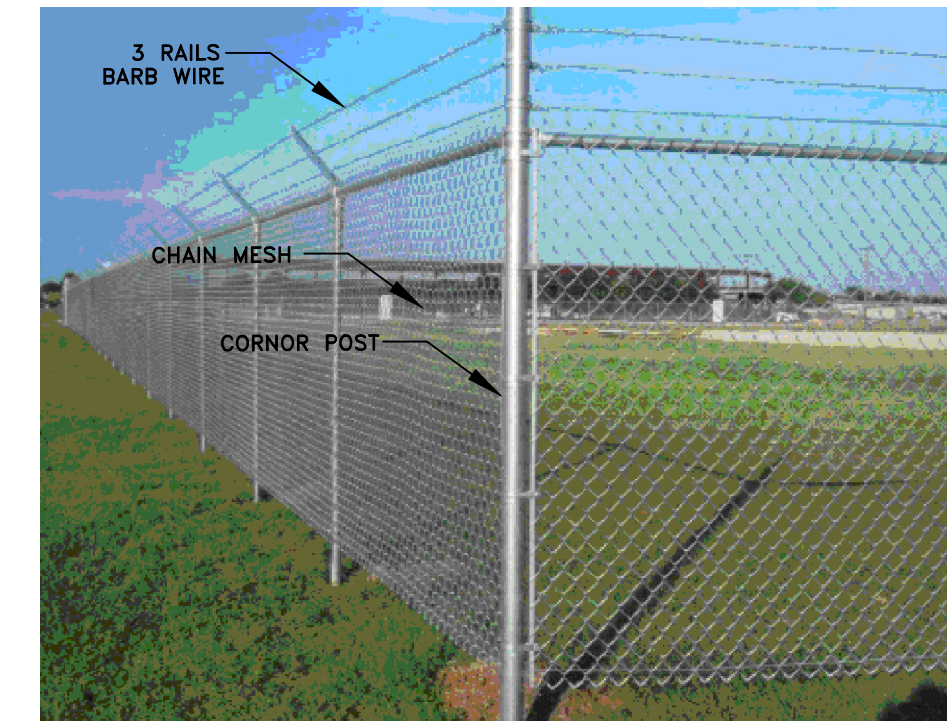
"LI / C2-PUD"
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



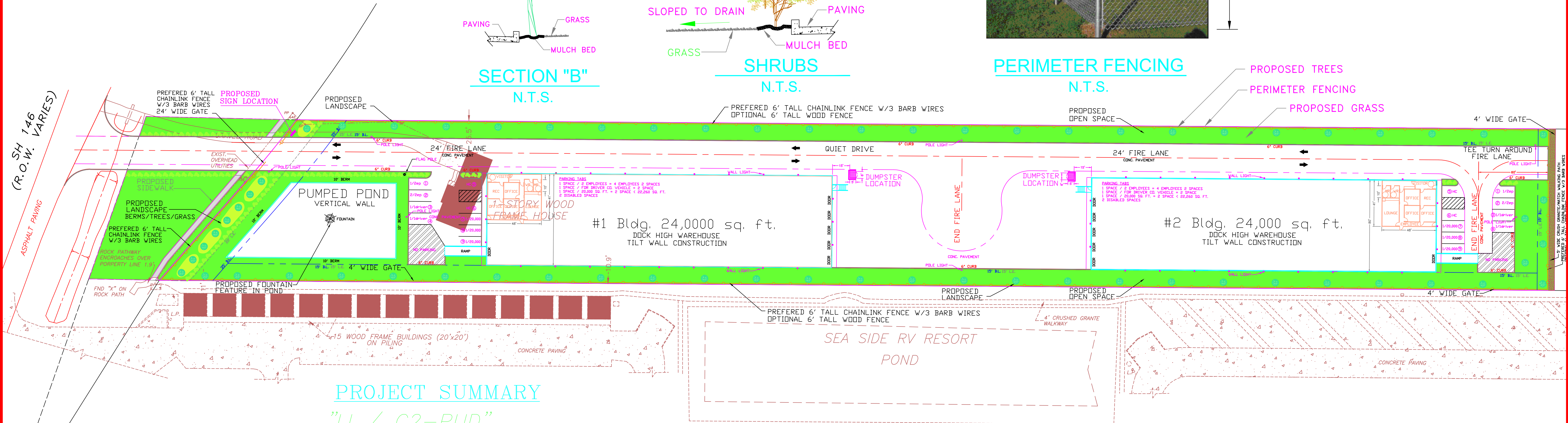
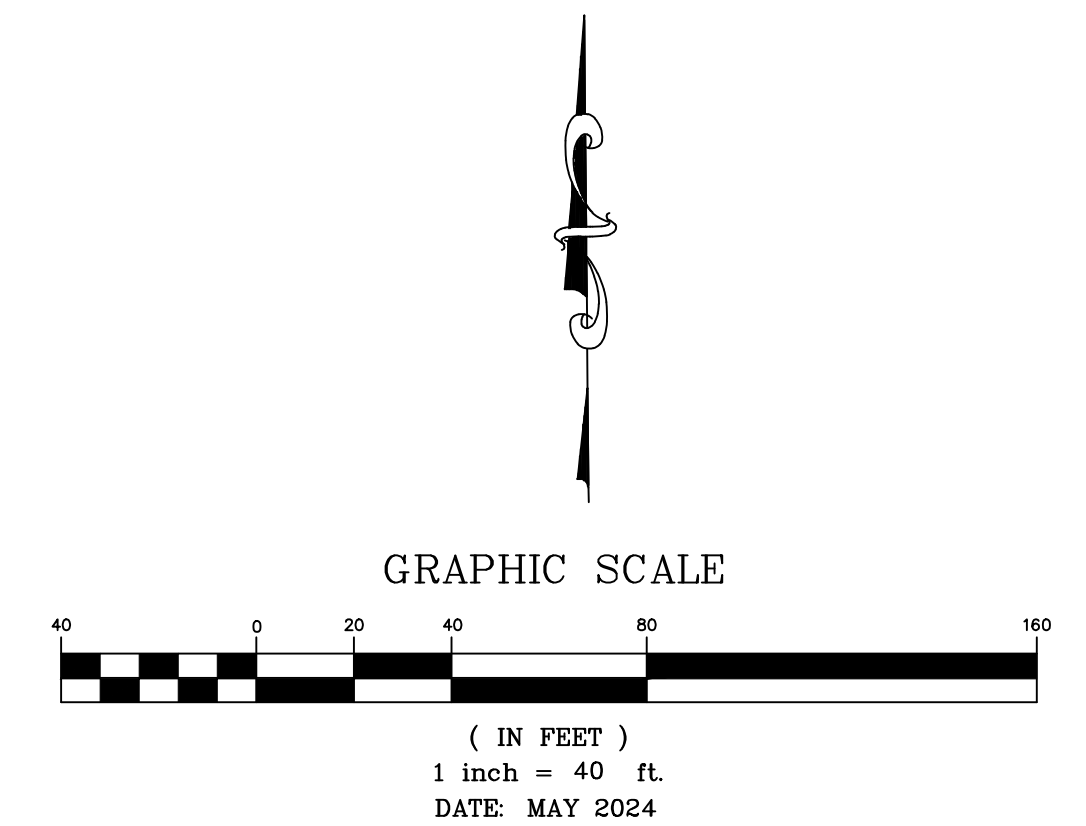
SECTION "B"
N.T.S.



SHRUBS
N.T.S.



PERIMETER FENCING
N.T.S.



PROJECT SUMMARY

"LI / C2-PUD"

2 - TILT WALL WAREHOUSE BUILDINGS = 24,000 SQ. FT. EACH
TOTAL AREA = 3.695 ACRES or 160,954 SQ. FT.

"OPEN SPACE TOTALS"

EXISTING= 3.695 ACRES TOTAL LAND (160,954 sq. ft.)

32,190 sq. ft. REQUIRED OPEN SPACE

49,603 sq. ft. POND & GREEN SPACES PROVIDED

"EXISTING UTILITIES" (CITY OF SEABROOK)

EXISTING= 12" WATER AND 12" SANITARY SEWER

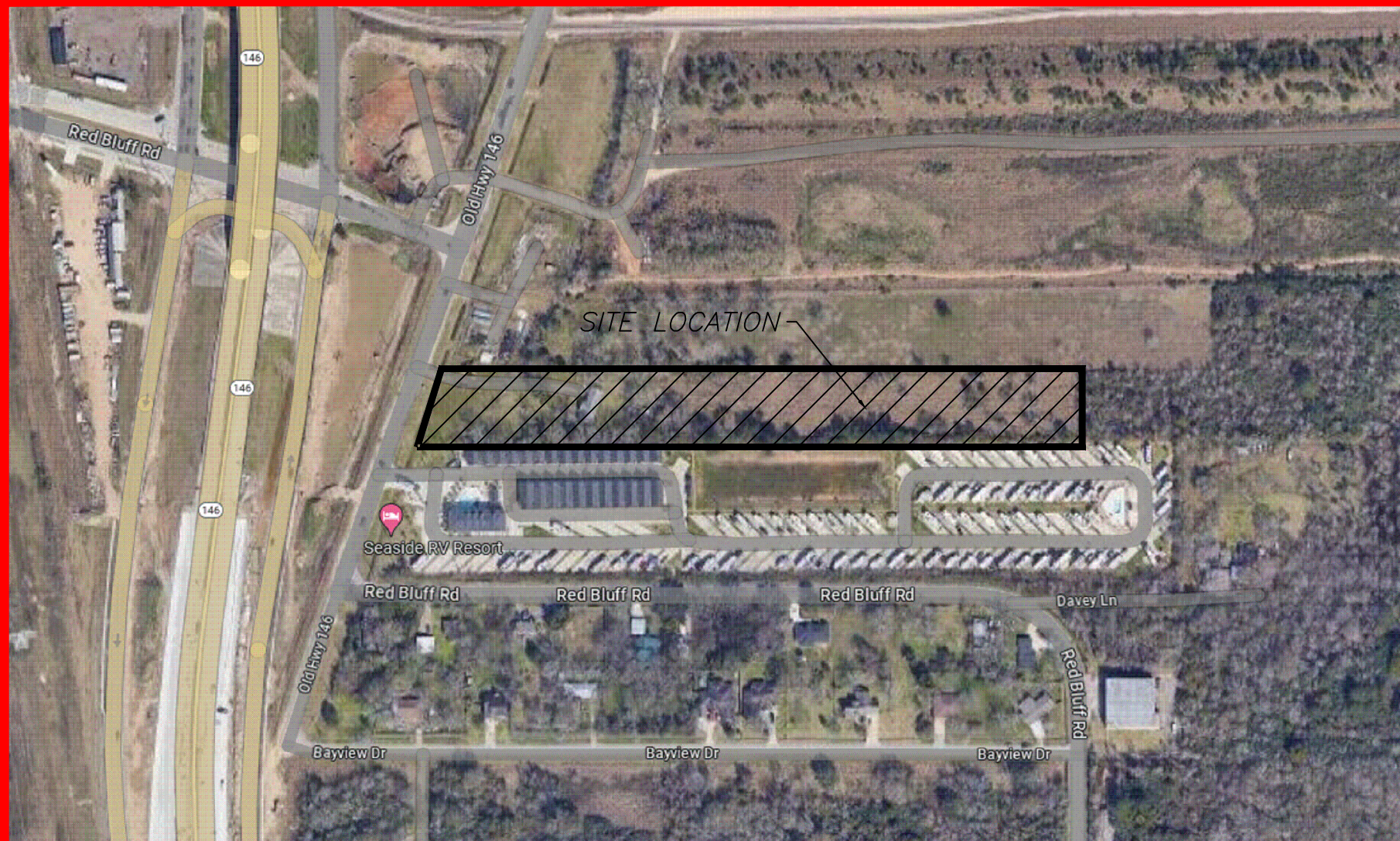
OPEN SPACE &
LANDSCAPE PLAN
EXHIBIT D-5

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

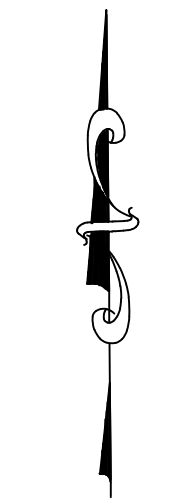


KEY MAP
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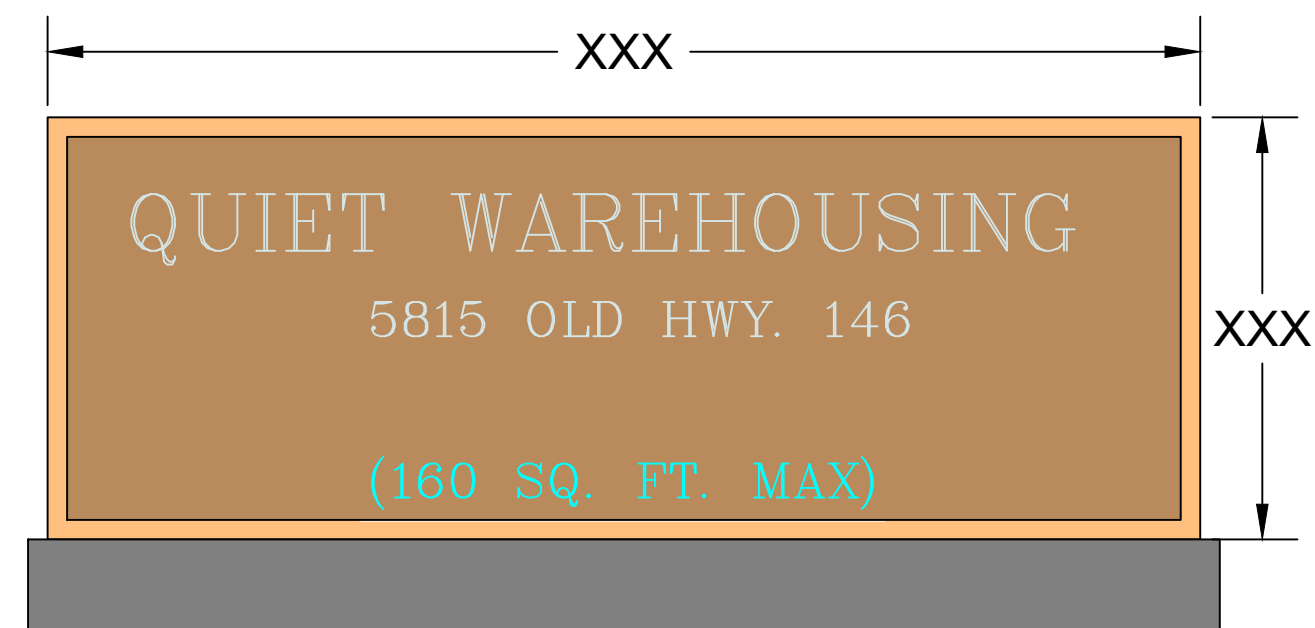
”QUIET WAREHOUSING”

”LI / C2-PUD”

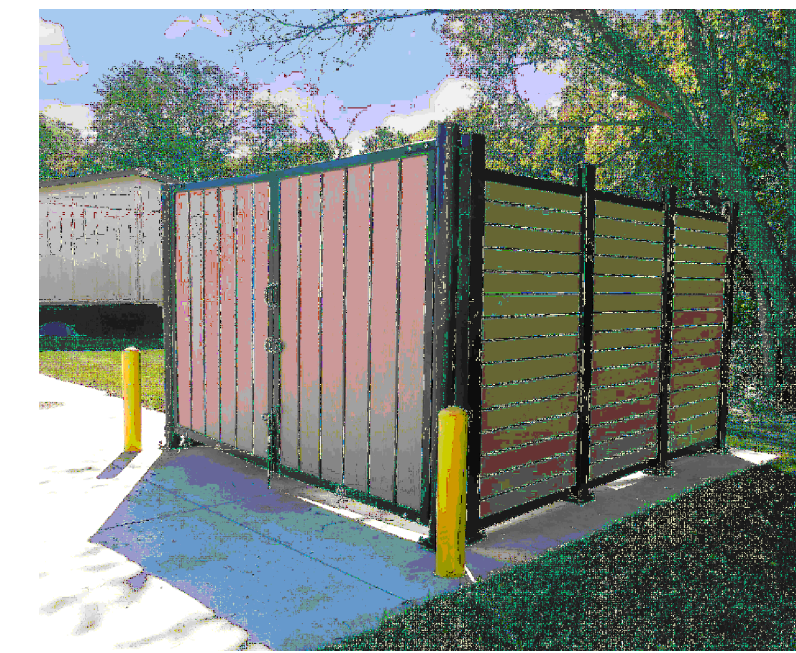
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



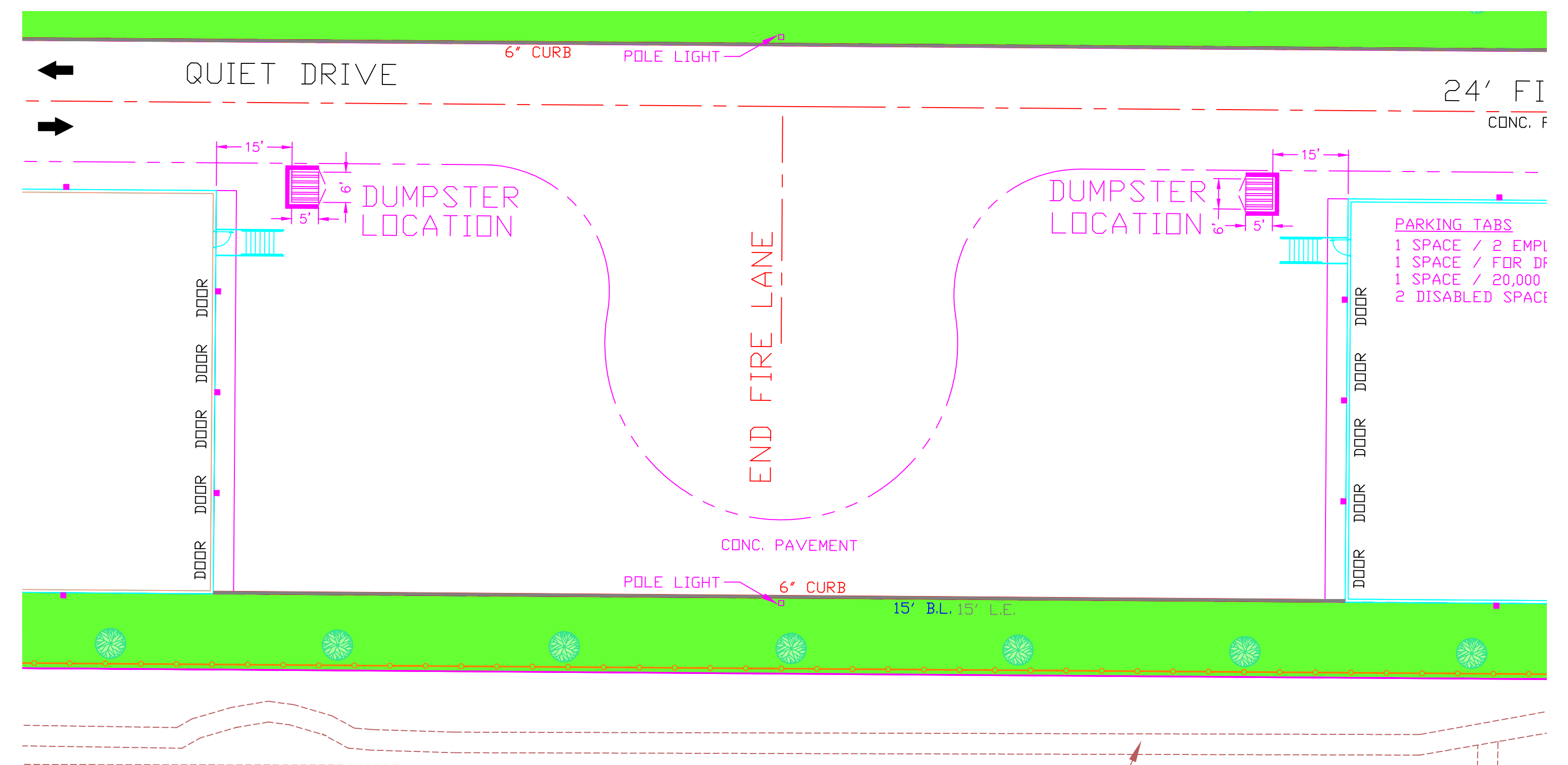
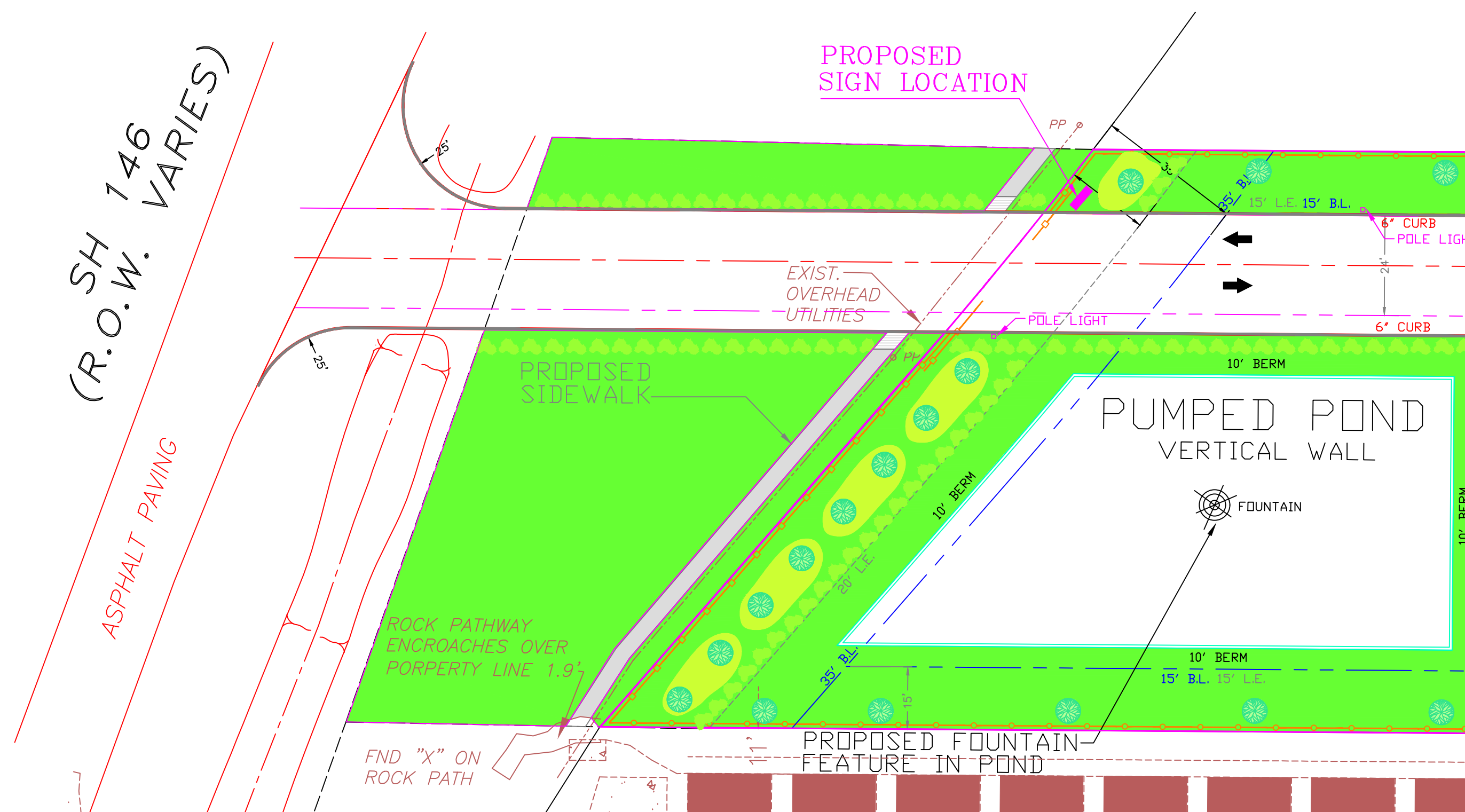
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DATE: MAY 2024

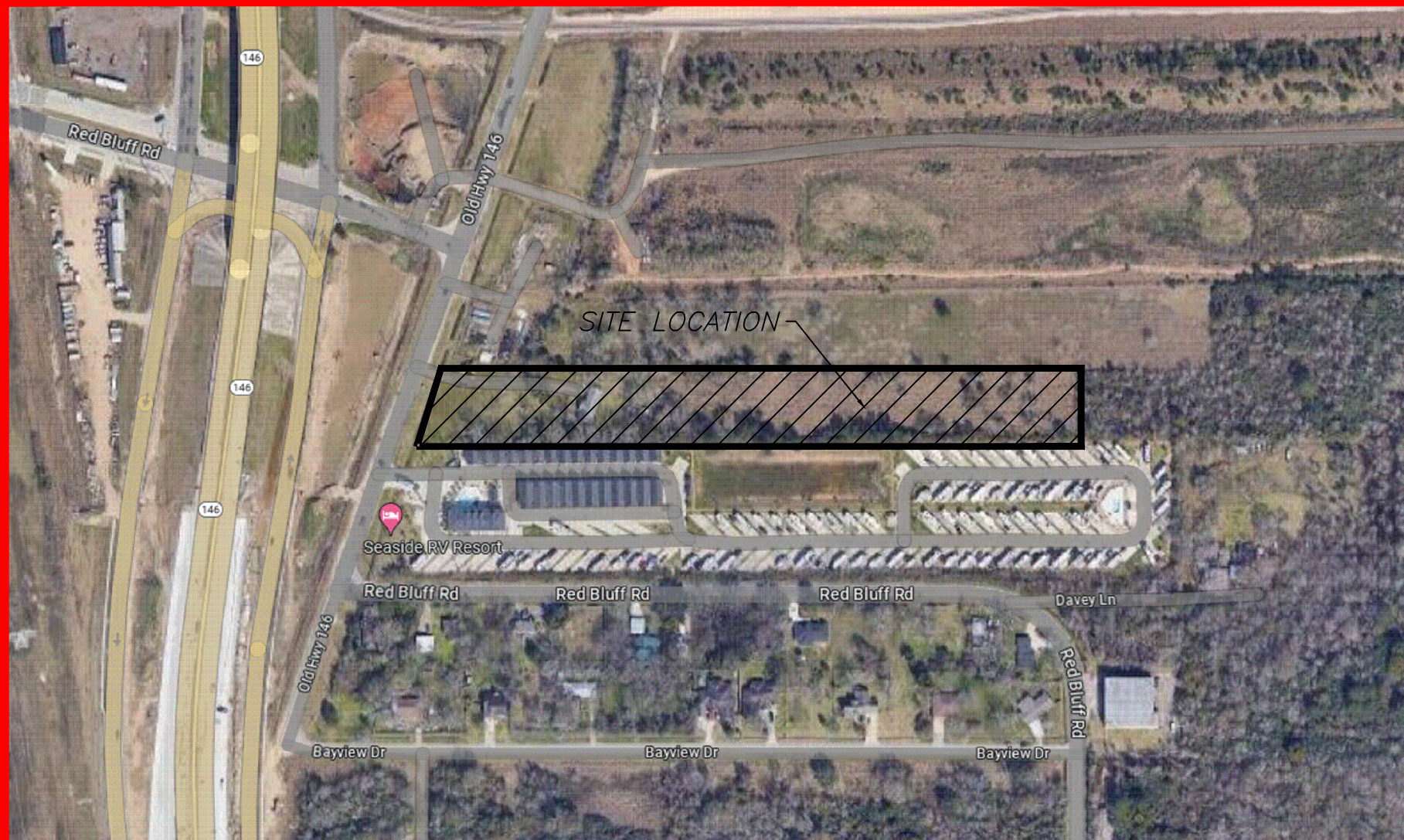


PROPOSED SIGNAGE



PROPOSED ENCLOSED DUMPSTER



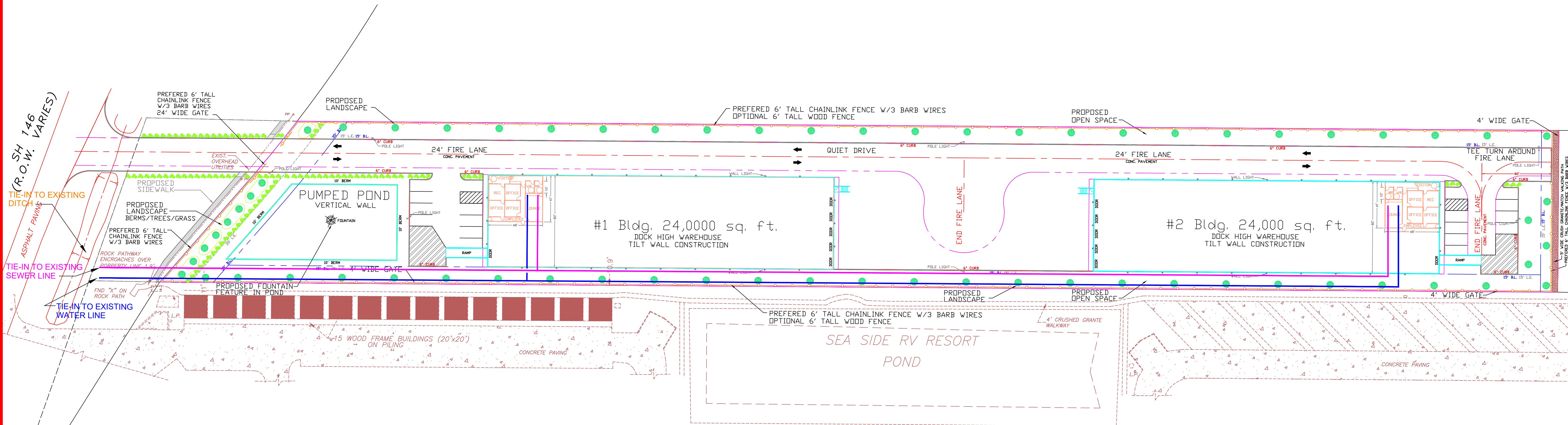
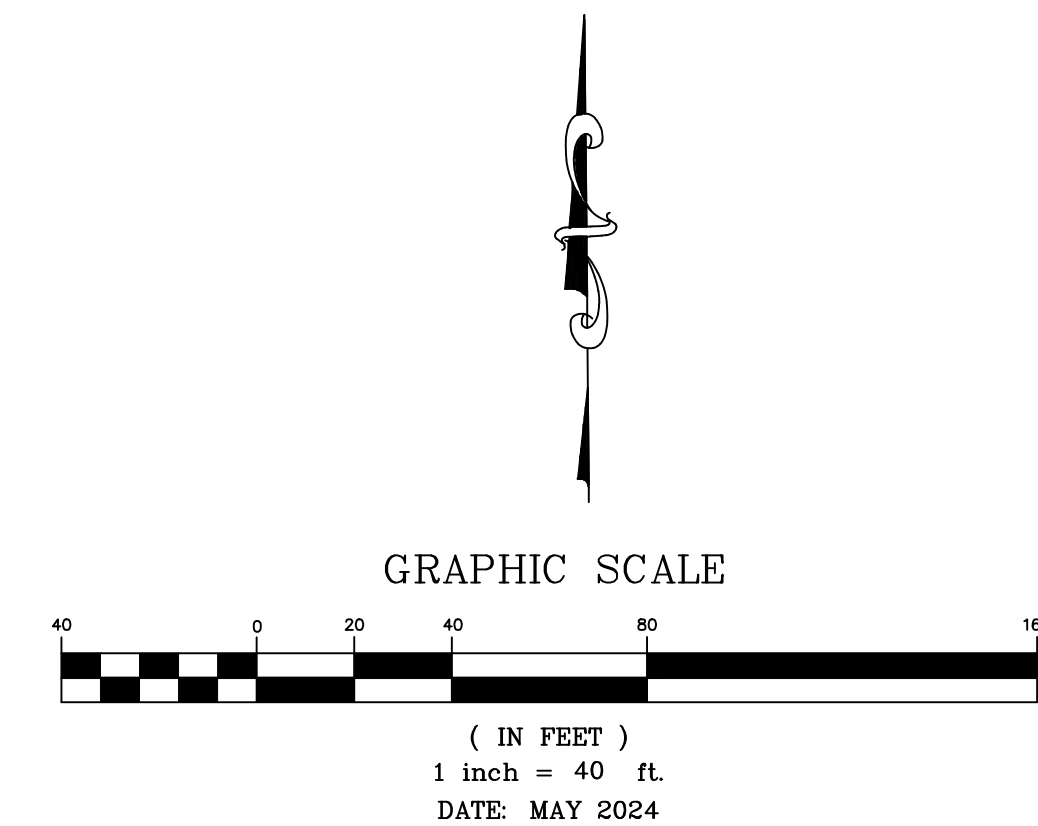


KEY MAP
N.T.S.

”QUIET WAREHOUSING”

”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC



SANITARY SWR. AND WATER LEGEND

- SAN. SWR.
- WATER

EXISTING UTILITIES & PROPOSED UTILITIES

EXHIBIT D-7

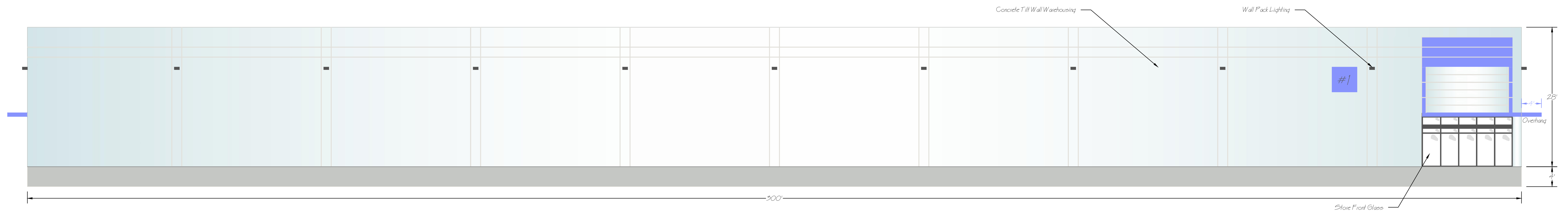
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RED BLUFF ROAD (60' R.O.W.)

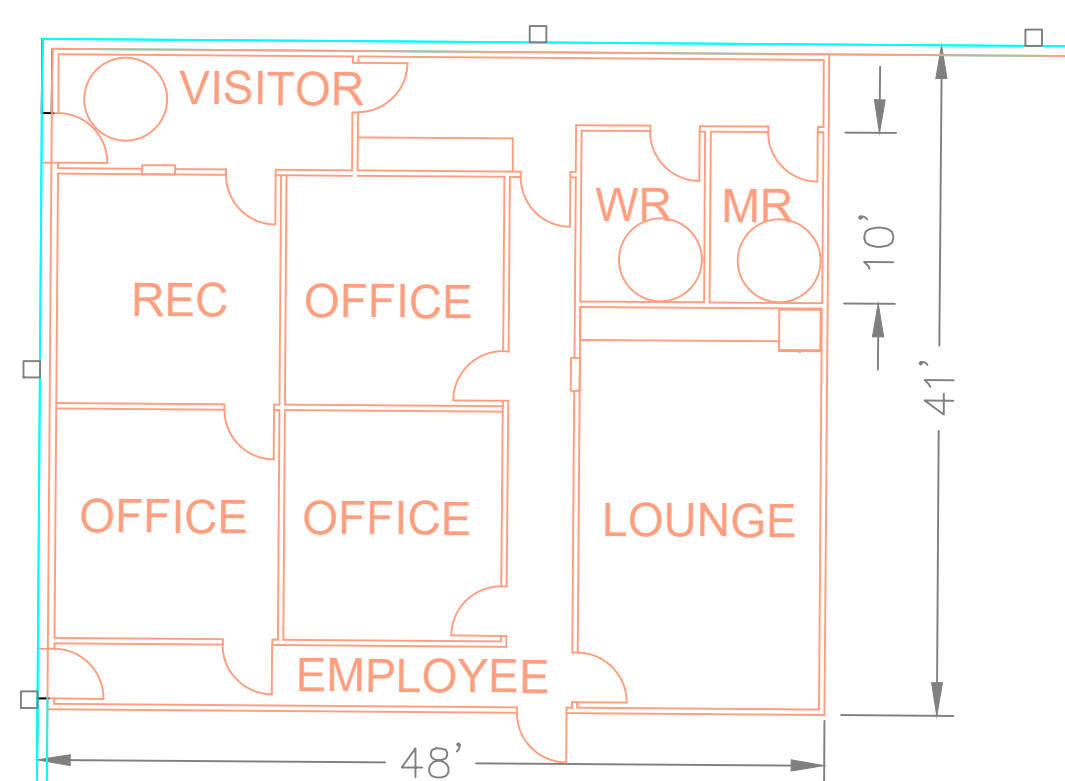
” QUIET WAREHOUSING ”

”LI / C2-PUD”

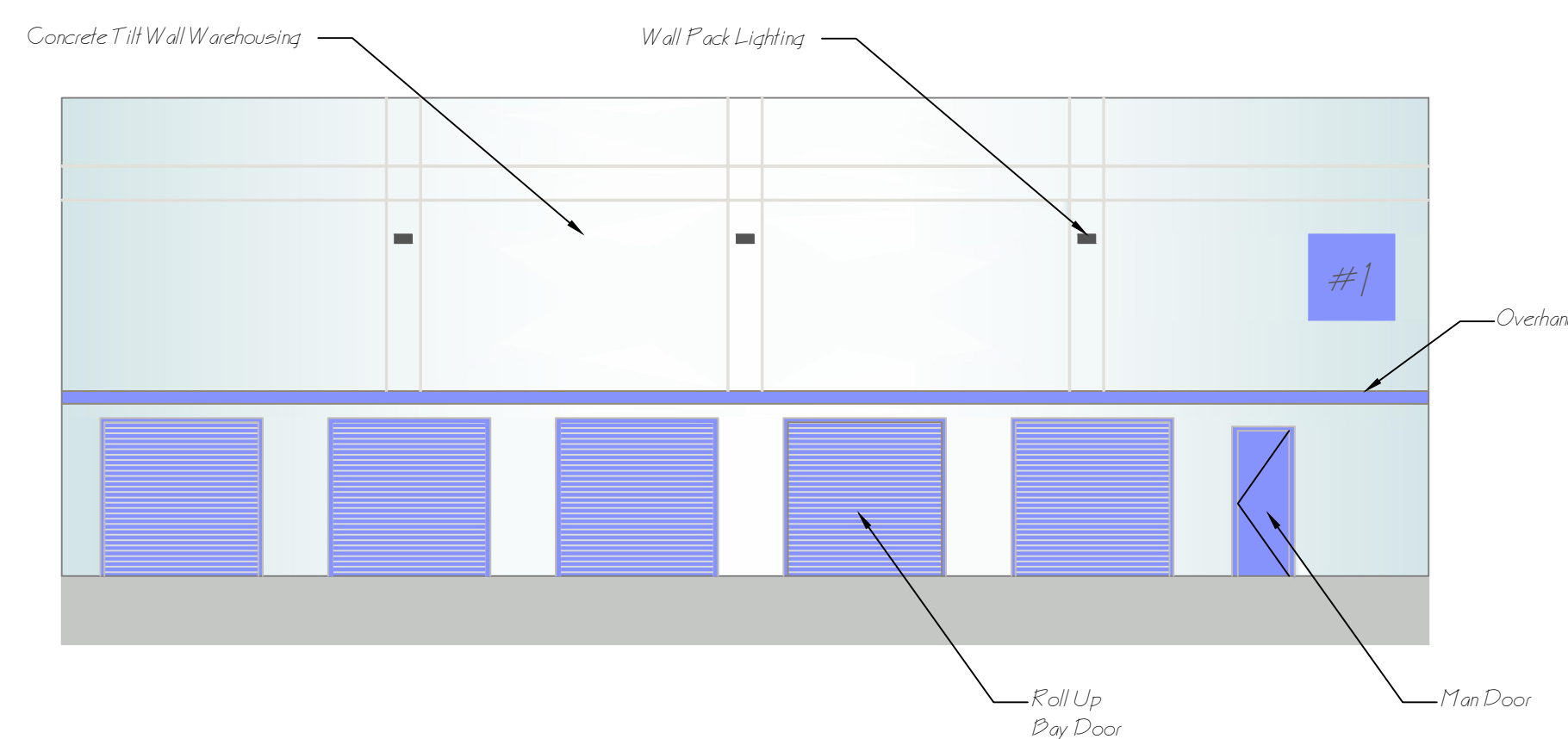
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STARSHIP TEXAS CITY, LLC



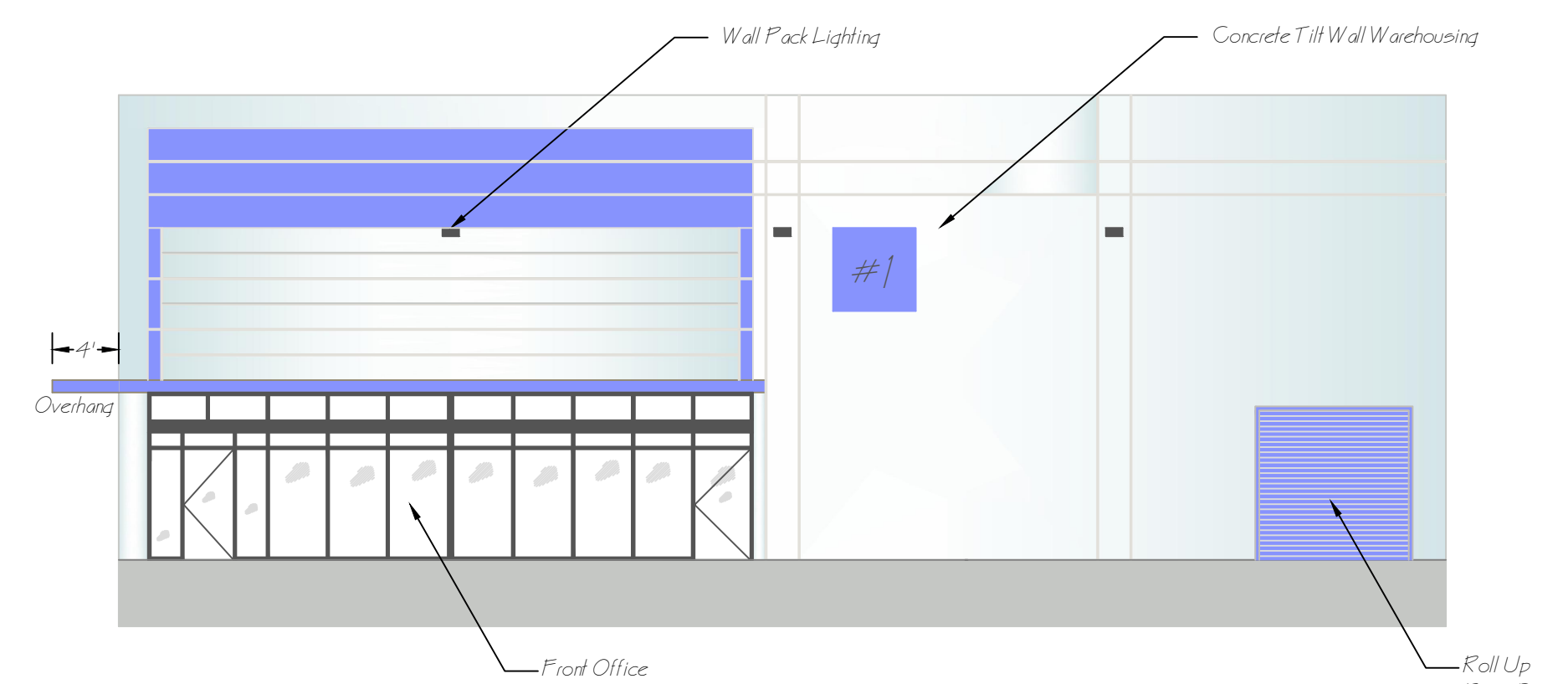
Bldg. #1 Side Wall Elevation
Looking South



Office Area
Floor Plan



Bldg. #1 Rear Elevation
Looking West



Bldg. #1 Front Elevation
Looking East

” QUIET WAREHOUSING ”

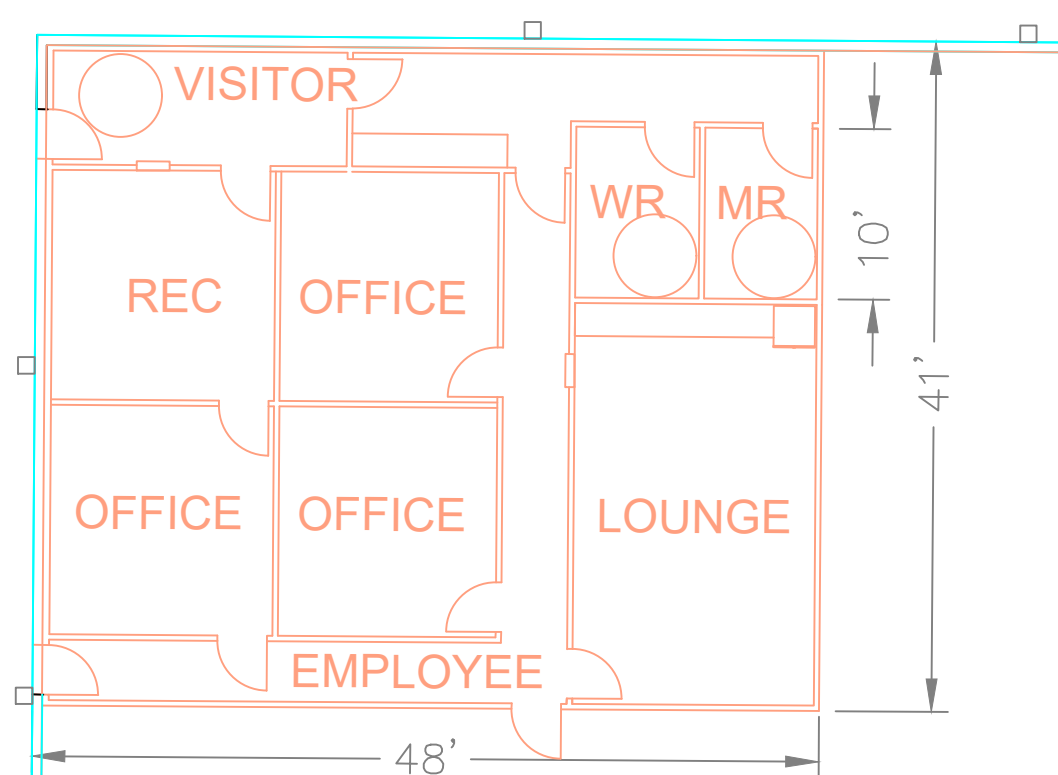
”LI / C2-PUD”

DEVELOPED BY
STARSHIP TEXAS CITY, LLC

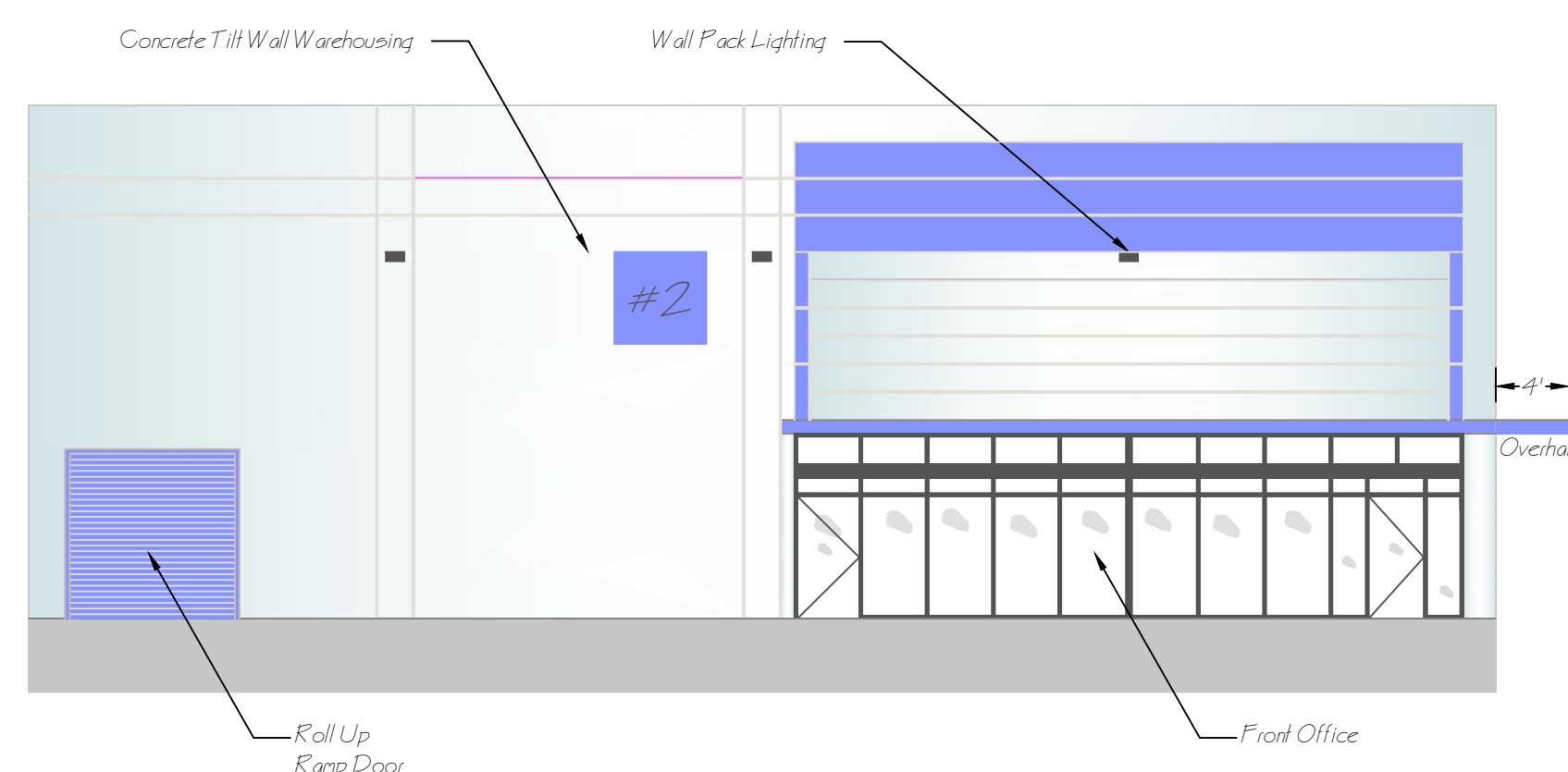


Bldg. #2 Side Wall Elevation

Looking South

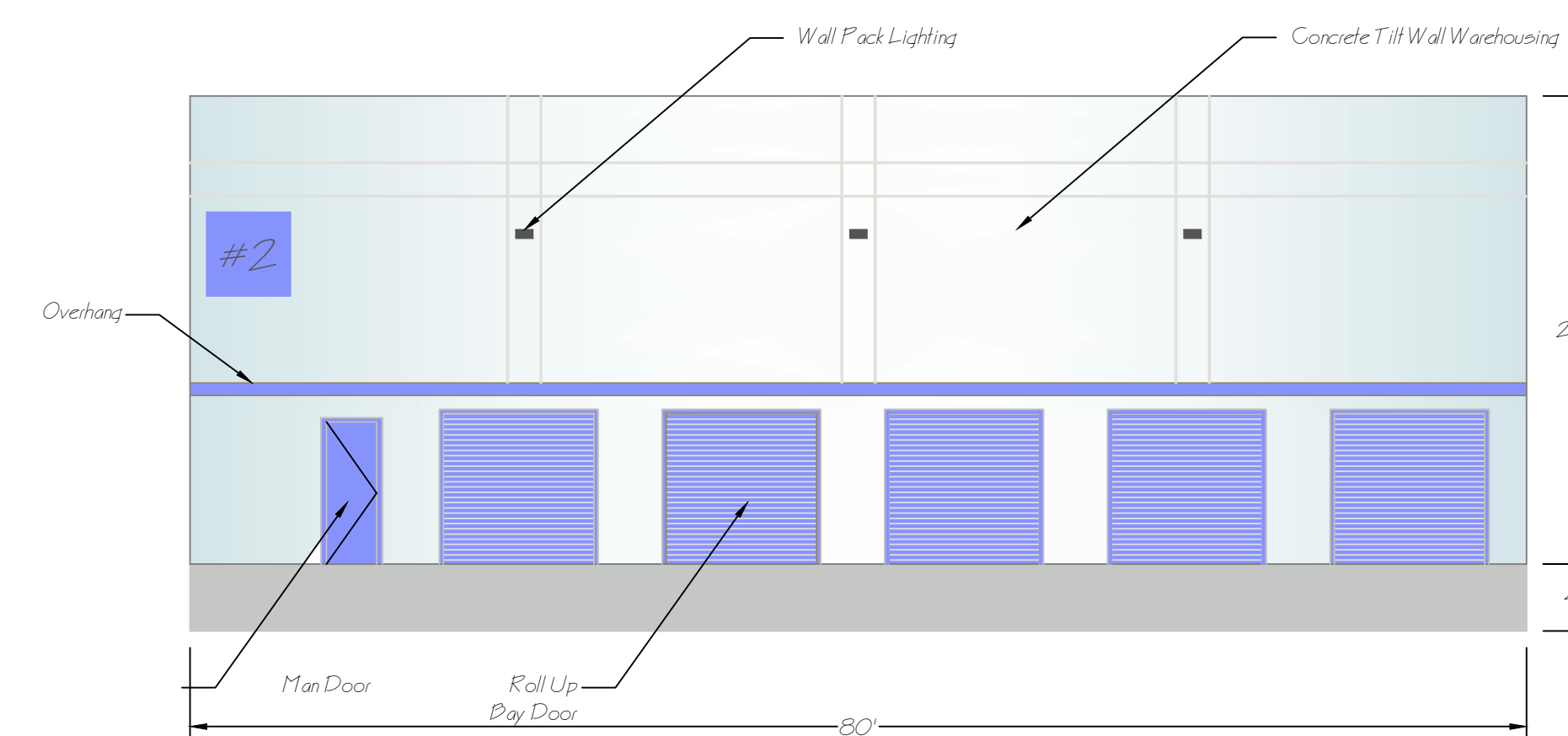


Office Area
Floor Plan



Bldg. #2 Front Elevation

Looking West



Bldg. #2 Rear Elevation

Looking East

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Ordinance No. 2024-11

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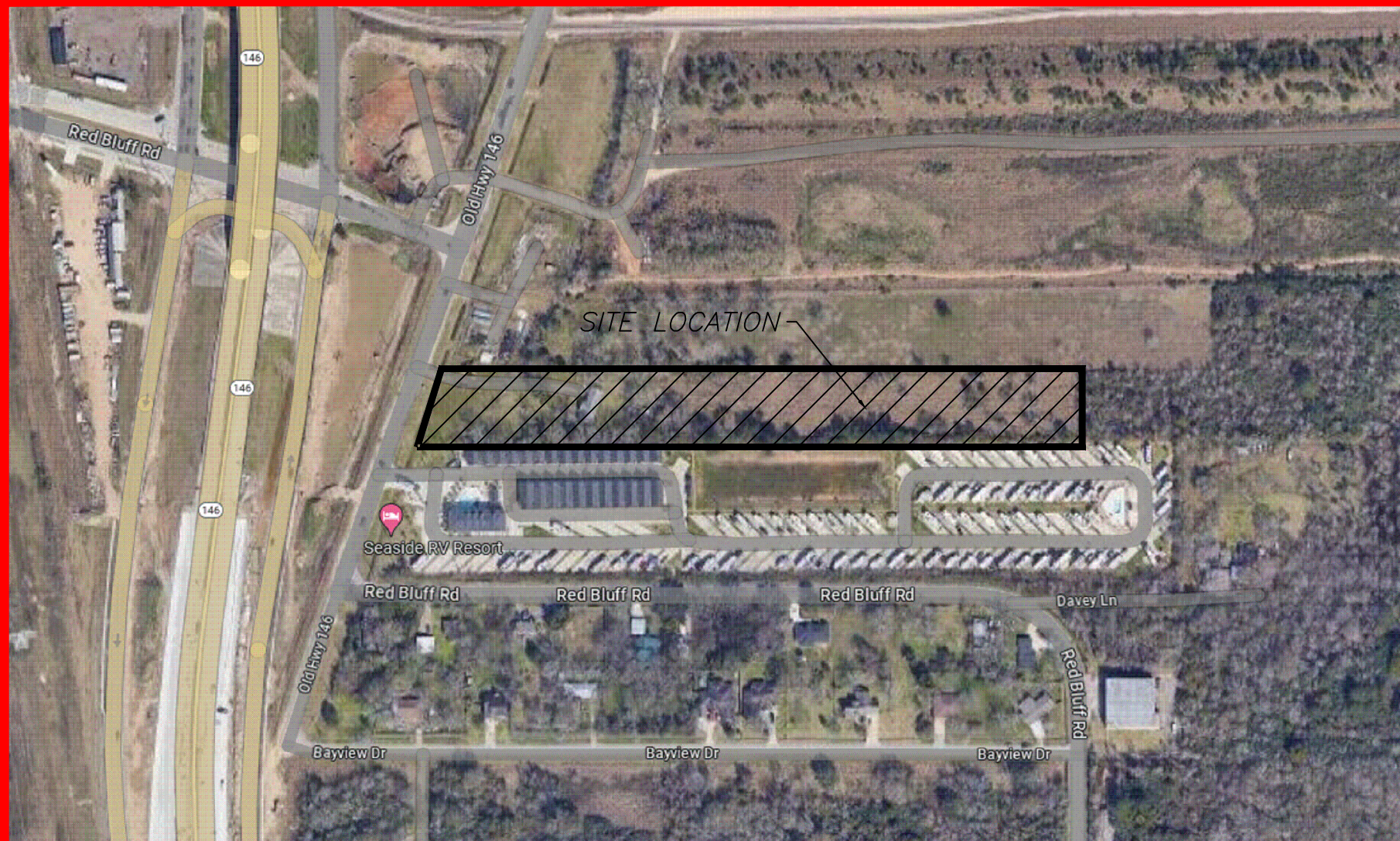
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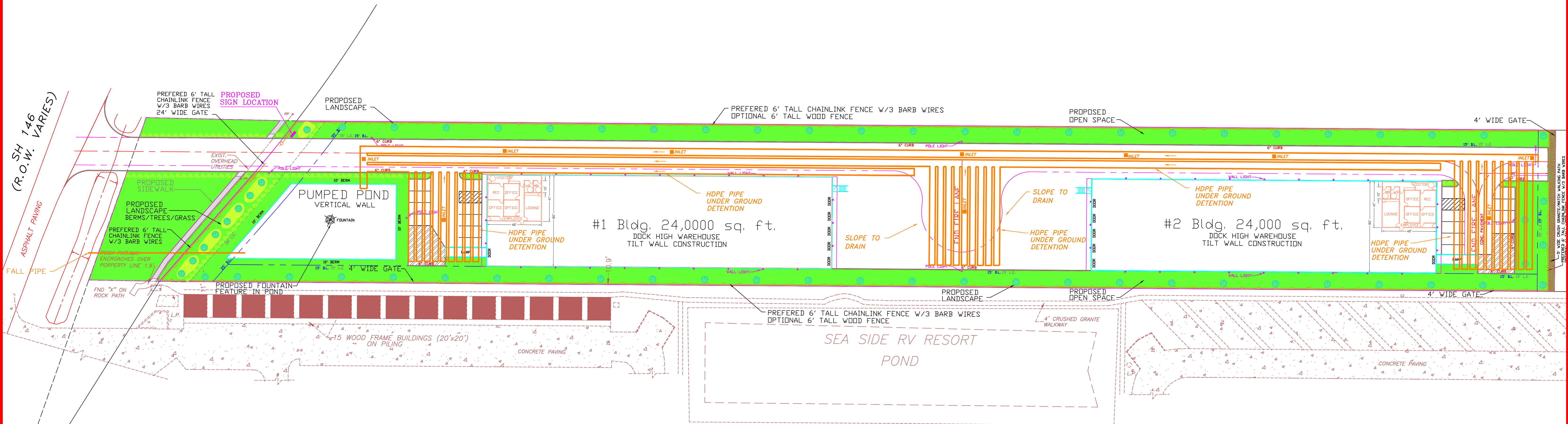
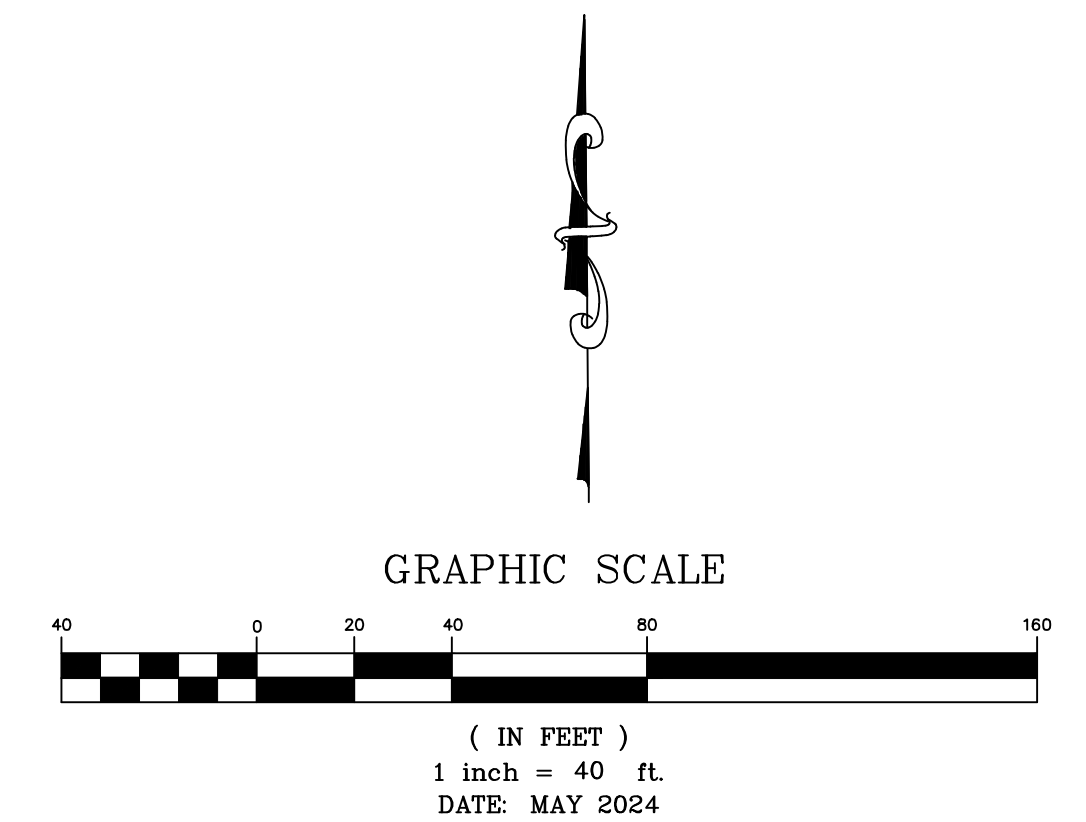


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

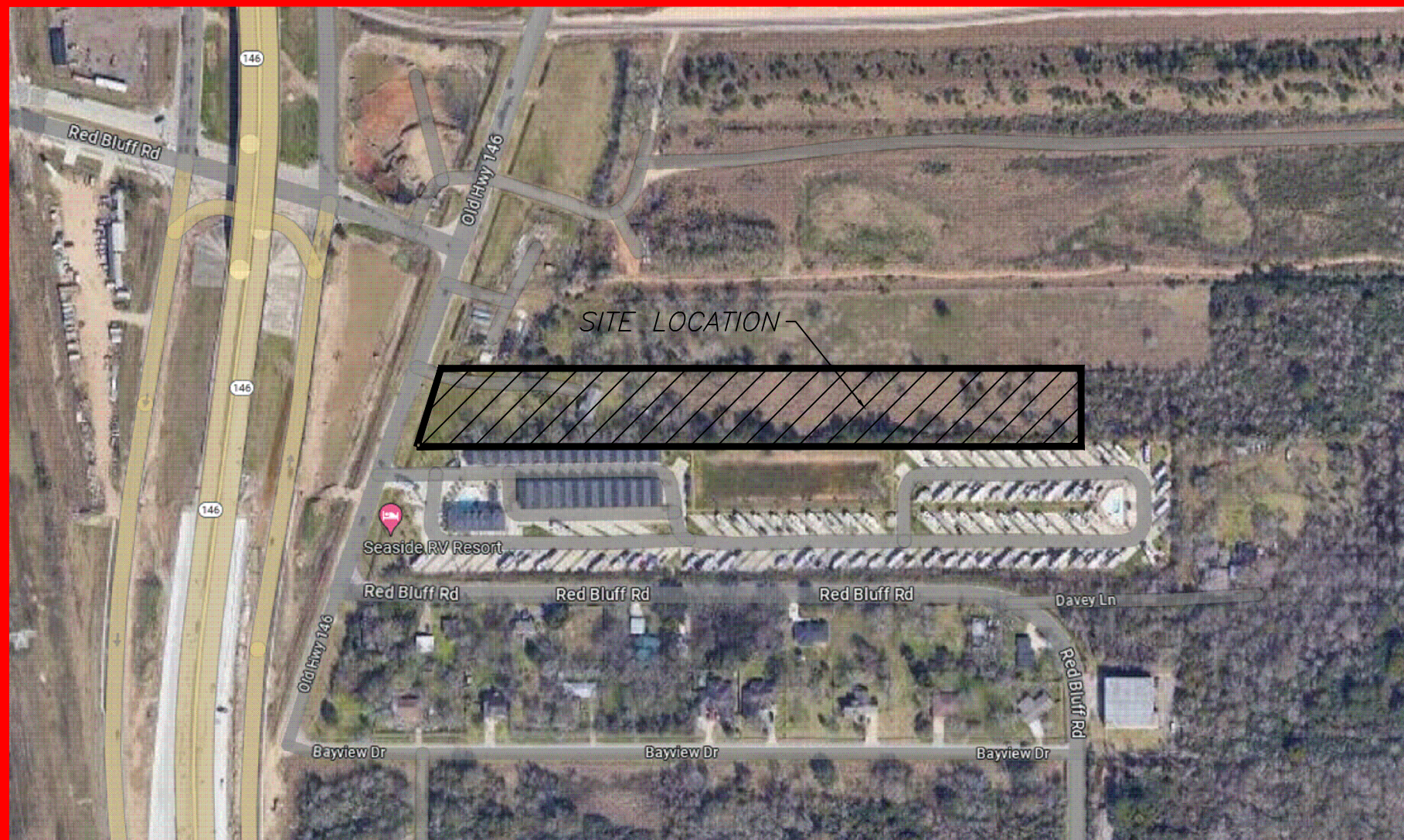
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



DRAINAGE PLAN EXHIBIT D-10

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

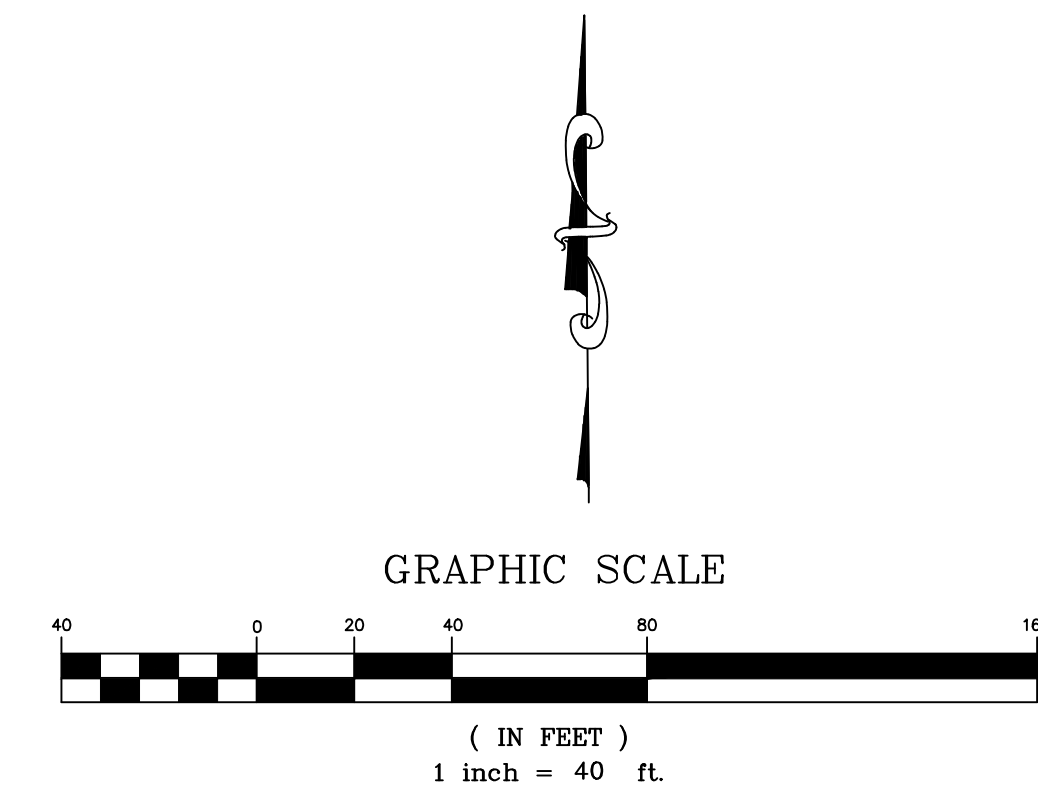


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

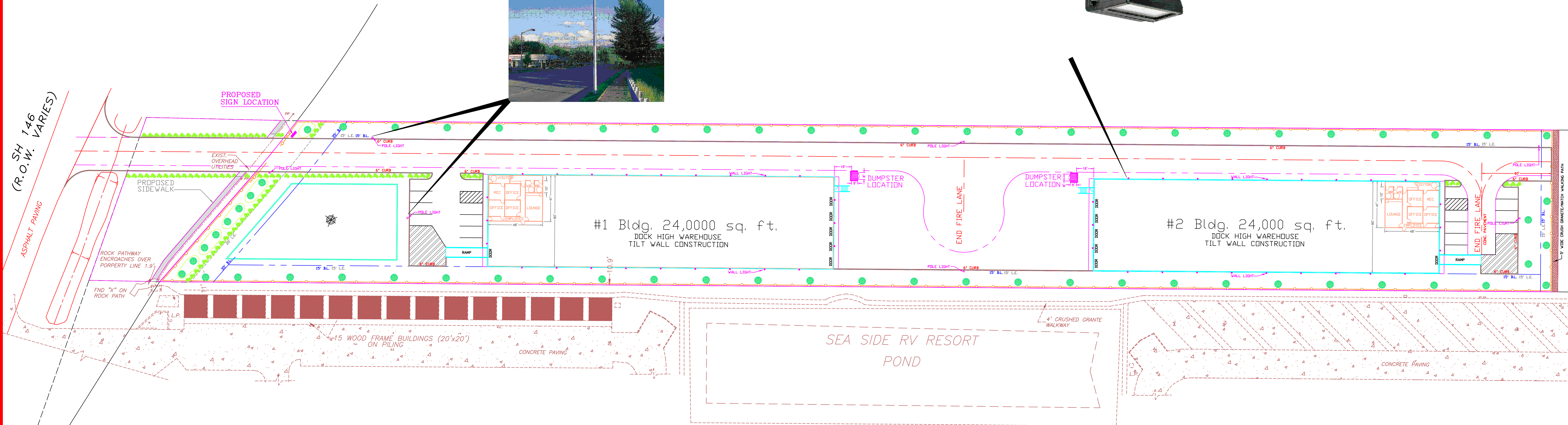
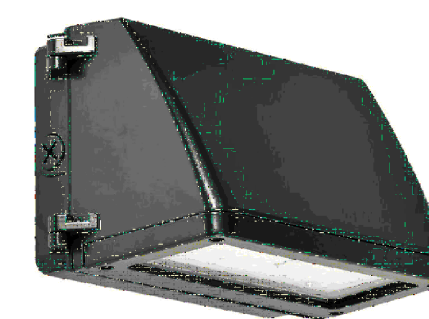
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



TYPICAL
LIGHT POLE



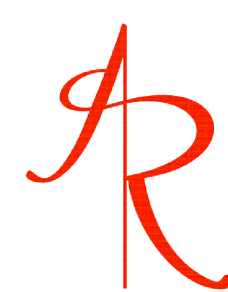
TYPICAL
WALL PACK LIGHTING



- LIGHTING LEGEND**
- WALL PACK
 - POLE LIGHT

LIGHTING PLAN

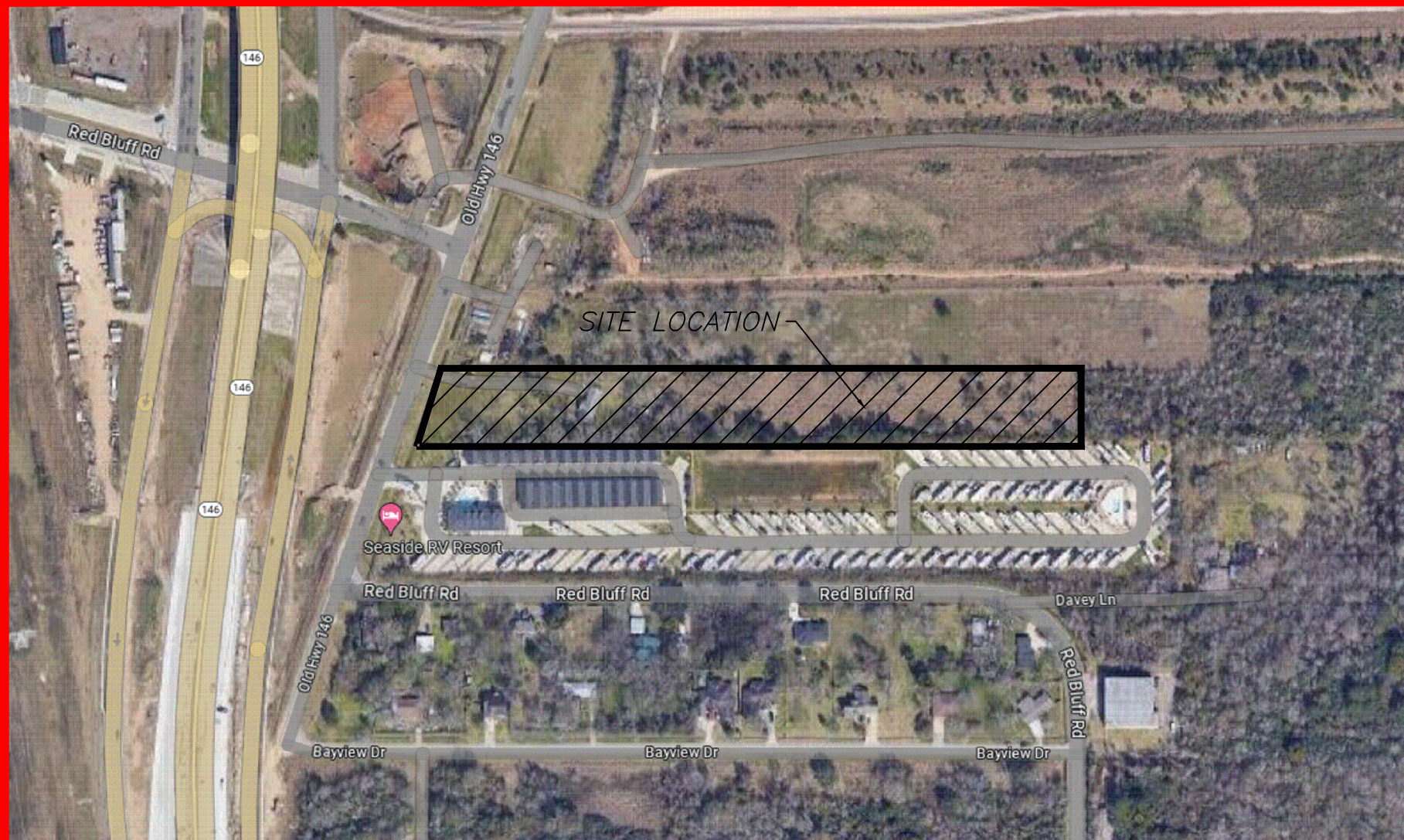
EXHIBIT D-11



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

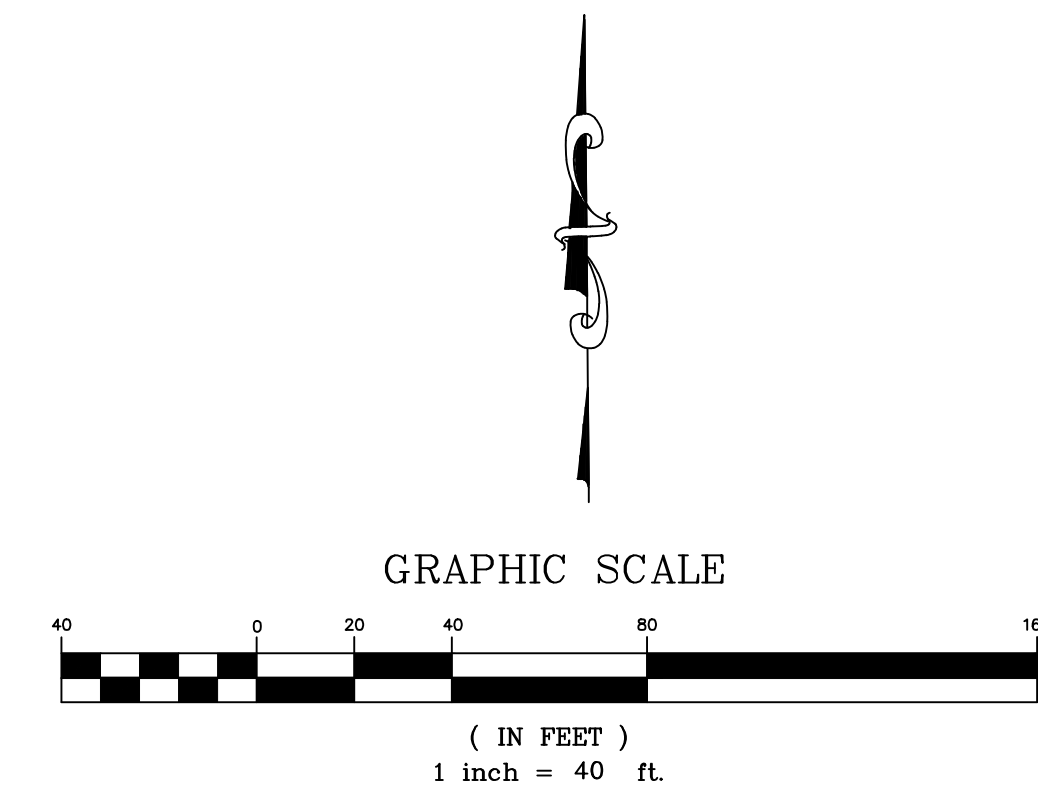


KEY MAP
N.T.S.

"QUIET WAREHOUSING"

"LI / C2-PUD"

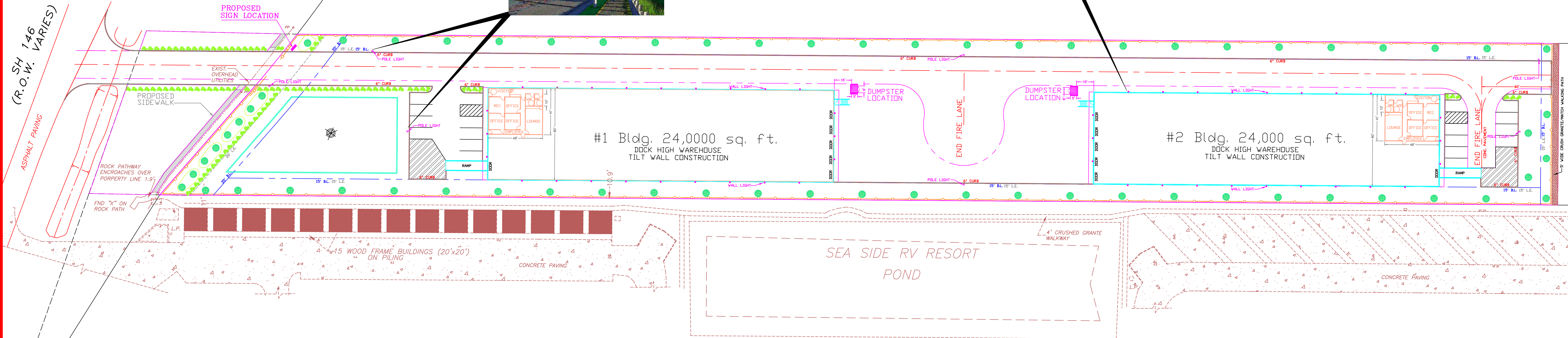
DEVELOPED BY
STARSHIP TEXAS CITY, LLC



TYPICAL
LIGHT POLE

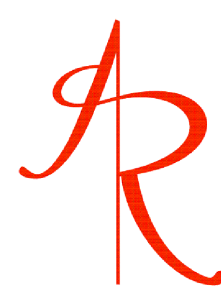


TYPICAL
WALL PACK LIGHTING



LIGHTING LEGEND
■ WALL PACK
■ POLE LIGHT

LIGHTING PLAN
EXHIBIT D-12



AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

Exhibit B

AN ORDINANCE AMENDING ORDINANCE 2024-11 FOR UPDATE REVISIONS TO “QUIET WAREHOUSING (PUD) “PLANNED UNIT DEVELOPMENT”, CONSISTING OF 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT (“PUD”) PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, (“PLAN”), MORE PARTICULARLY DESCRIBED IN EXHIBIT “B”; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

WHEREAS, Starship Texas City, LLC, (“Owner”) has requested an amendment to Ordinance 2024-11 “Quiet Warehousing (PUD) Planned Unit Development” consisting of 3.695 acres located at 5815 Old State Hwy 146, Seabrook, Texas 77586, which is generally located east of Old State Highway 146 north of Red Bluff Road, and south of Port Road, being out of land situated in the Ritson Morris Survey, Abstract 52, harries County, Texas (the “Property”), with the Property being more particularly depicted and described in the attached “Exhibit A”, (the “Property”), which is incorporated by reference for all purposes; by revising the existing General Provisions and related terms, provided in the attached “Exhibit B”, (the “Plan”), which is incorporated by reference for all purposes; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and has issued its final report recommending approval of the subject PUD amendments; and

WHEREAS, all required hearings on this matter have been held, all criteria have been established for consideration by the City Council, and the applicant has agreed to comply with all ordinances of the City of Seabrook;

WHEREAS, the City Council of the City of Seabrook is continually reviewing the provisions of the City Code of Ordinances relating to land use, regulation, and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants; and

46 **WHEREAS**, as a result of the said public hearings and the recommendation
47 of the Planning and Zoning Commission as contained in its final report, the City
48 Council hereby finds and determines that the proposed amendments to Ordinance
49 2024-11 “Quiet Warehousing (PUD) Planned Unit Development”, as provided herein,
50 would not be detrimental to the community, and is in conformance with the zoning
51 ordinance and comprehensive plan for development of the City;

52
53 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
54 **OF SEABROOK, STATE OF TEXAS:**

55
56 **SECTION 1. FINDINGS.**

57
58 The facts and matters set forth in the preamble of this Ordinance are hereby
59 found to be true and correct.

60
61 **SECTION 2. AMENDMENT TO ORDINANCE 2024-11. “QUIET**
62 **WAREHOUSING (PUD) “PLANNED UNIT DEVELOPMENT”**

63
64 The Plan made based on Ordinance 2024-11 is hereby amended as
65 referenced in the identified revisions attached hereto as Exhibit “B” (the “Plan”).

66
67 **SECTION 3. REVISION**

68
69 This Ordinance shall in no manner amend, change, supplement, or revise any
70 provision of any ordinance of the City of Seabrook, or prior Ordinance 2024-11, save
71 and except the amendments permitted herein of said Property as described in
72 Exhibit “B” hereof.

73
74 **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**

75
76 This ordinance is hereby incorporated and made a part of the Seabrook City
77 Code. Violation of this Ordinance is subject to the penalty section of said Code
78 including, Section 11.06, “Criminal Enforcement” which provides that any person
79 who shall violate any provision of this Ordinance shall be deemed guilty of a
80 misdemeanor and, upon conviction, shall be fined in an amount not to exceed
81 \$2,000.00. Each day of violation shall constitute a separate offense. Additionally,
82 should the subject PUD project fail to meet any schedule as approved herein, or
83 otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification,
84 and all related permits shall be terminated as provided by law.

91 **SECTION 5. REPEAL OF CONFLICTING ORDINANCES.**

92
93 All ordinances or parts of ordinances in conflict or inconsistent with this
94 Ordinance are hereby expressly repealed. This Ordinance shall in no manner
95 amend, change, supplement, or revise any provision of any ordinance of the City of
96 Seabrook, save and except the change in zoning classification and specific
97 uses/structures approved in the Plan, as provided herein.

98
99 **SECTION 6. SEVERABILITY.**

100
101 In the event any clause phrase, provision, sentence, or part of this Ordinance
102 or the application of the same to any person or circumstances shall for any reason
103 be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it
104 shall not affect, impair, or invalidate this Ordinance as a whole or any part of
105 provision hereof other than the part declared to be invalid or unconstitutional; and
106 the City Council of the City of Seabrook, Texas, declares that it would have passed
107 each every part of the same notwithstanding the omission of any such part thus
108 declared to be invalid or unconstitutional, whether there be one or more parts.

109
110 **SECTION 7. NOTICE.**

111
112 The City Secretary shall give notice of the enactment of this Ordinance by
113 promptly publishing it or its descriptive caption and penalty after final passage in the
114 official newspaper of the City; the Ordinance to take effect upon publication.

115
116
117 **PASSED AND APPROVED** on first reading with a quorum present, by an
118 affirmative vote of a majority of Councilmembers present, in accordance with
119 Seabrook City Charter Section 2.10 on this 6th day of January, 2026.

120
121 **PASSED, APPROVED, AND ADOPTED** on final reading with a quorum
122 present, by an affirmative vote of a majority of Councilmembers present, in
123 accordance with Seabrook City Charter Section 2.10 on this 20th day of January,
124 2026.

125
126
127 [SIGNATURES FOLLOW]
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BY: _____
James J. Sweeney
Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney

[EXHIBITS FOLLOW]

181
182
183
184 **Exhibit “A” to Ordinance No. 2026-01**
185

186 **The Property – Metes & Bounds**
187 **3.695 acres**
188

189 **LEGAL DESCRIPTION:**
190

191 A tract of land containing 3.695 acres (160,967 square feet), more or less, out of the Ritson
192 Morris Survey, Abstract 52, in Harris County, Texas, and being that same tract of land
193 described as four acres, save and except 0.315 acres to the State of Texas in Harris County
194 Clerk's File No. M513651, of the Deed Records of Harris County, Texas, said tract being
195 more fully described by metes and bounds as follows:

196 BEGINNING at an “X” in a rock path at the northwest corner of a called 8.822-acre tract
197 described in deed recorded in RP-2017-104300, Deed Records of Harris County, Texas, on
198 the easterly right-of-way line of State Highway No. 146, and being the southwest corner of
199 the tract herein described;

200 THENCE, with the north line of said 8.822-acre tract,
201 South 89° 34' 53" East, a distance of 1,209.79 feet to a found 3/8-inch iron rod, the southeast
202 corner of this tract and the southwest corner of a called 3.0410-acre tract described in deed
203 recorded in RP-2017-432-412, Deed Records of Harris County, Texas, from which the
204 northeast corner of the above-mentioned 8.822-acre tract bears South 89° 34' 53" East,
205 173.14 feet;

206 THENCE, North 00° 38' 00" East, along the east line of the tract herein described (same
207 being the west line of said 4.00-acre tract), a distance of 139.81 feet (called 140.00 feet) to a
208 found 3/4-inch iron rod, the northeast corner of this tract, and being along the south line of a
209 called 4.294-acre tract described in deed recorded in Z426803, Deed Records of Harris
210 County, Texas;

211 THENCE, North 89° 34' 17" West, along the north line of the tract herein described (same
212 being the south line of said 4.294-acre tract), a distance of 1,091.98 feet to a found 3/8-inch
213 iron rod on the easterly right-of-way line of State Highway No. 146, for the northwest corner
214 of this tract;

215 THENCE, with the easterly right-of-way line of said Highway No. 146, along a curve to the
216 right having a radius of 1,102.14 feet and an arc length of 70.32 feet (chord bears South 39°
217 19' 48" West, 70.14 feet) to a found TxDOT concrete monument;

218 THENCE, continuing with the easterly right-of-way line of said Highway No. 146,
219 South 41° 13' 33" West, a distance of 112.88 feet to the POINT OF BEGINNING.

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Exhibit “B” to Ordinance No. 2026-01

Planned Unit Development

Exhibit C

Exhibit “A”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

(“LI / C2-PUD”)

January 2026

3.695 Acres

Applicant:
Starship Texas City, LLC
925 Marina Bay Drive
Kemah, Texas 787565
281-334-6594

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

A. Contents

- General Provisions
- Permitted Land Use
- Proposed Land Use
- Development Regulations
- Building Regulations
- Density
- Buffering and Screening

B. General Provisions

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this Ordinance. This district is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environment, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed. The district is designed to accommodate land use activities that will meet the community goals and policies enumerated in Comprehensive Master Plan 2040.

2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance.

Accessory building means a building subordinate to the principal building and includes detached garages.

Open Space means the portion of all land contained within the PUD that is not covered by buildings, Parking lots, driveways, improved pedestrian areas, or other impermeable material.

PUD means the planned unit development district created by this ordinance.

Shared/Common Driveway means a privately owned and maintained vehicular access way that Provides access from a public street to residential or non-residential units.

3. The PUD shall be developed in accordance with the following exhibits that are attached to and made Part of this document.

Exhibit D-1:	Location Map
Exhibit D-2:	Aireal Plan
Exhibit D-3:	Site Plan
Exhibit D-4:	Parking Layout
Exhibit D-5:	Open Space & Landscape Plan
Exhibit D-6:	Sign and Solid Waste Enclosure Details
Exhibit D-7:	Existing Utilities, Proposed Utilities
Exhibit D-8:	Building Elevations
Exhibit D-9:	Development Schedule
Exhibit D-10:	Drainage Plan
Exhibit D-11:	Lighting Plan

4. As shown on Exhibit D-1, *Location Map*, the PUD encompasses approximately 3.695 acres of land along the East Right Of Way line of Old Highway 146, and North of Red Bluff Road.
5. Development of two Buildings; Port Warehouses each containing approximately 24,000-30,000 square foot of floor space, office space, reception area, break rooms. Private concrete drive, landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-3, *Site Plan*. Buildings to be constructed to IBC regulations, external construction/architectural details to be determined at a later date. Building details to be provided to council for approval prior to construction.
6. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
7. All Signage shall meet the minimum standards of the City's requirements established in Article-6 Sign Standards, as shown on Exhibit D-6, *Sign and Solid Waste Enclosure Details*.

C. Permitted Land Use

1. A Single tract of land containing approximately 3.695 acres, zoned (LI – Light Industrial District) warehousing is a permitted use and falls under the Comprehensive Master Plan 2040. Per (LI – Light Industrial District) inorganic and/or organic compounds are prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.

D. Proposed Land Use

1. This PUD development of two Port Warehouses each containing approximately 24,000-30,000 square foot of floor space, office space, reception area, break rooms. Warehousing Port related materials and products distributed through the U.S. Private concrete drive(s), landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-2, *Site Plan*, contingent on the following conditions:

E. Development Regulations

1. Maximum height of buildings:
 - a. 40 feet maximum and to meet all IFC regulations for such heights.
 - b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.
2. Open Space Requirements:
 - a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
 - b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
3. Security Fencing:
 - a. 6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.
4. Parking and Paving:
 - a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.

- b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, Parking Plan.

5. Building Setback:

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area:

- a. Not more than 50% of total site area shall be covered by building mass.

7. Landscape & Lighting Regulations:

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

8. Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.
- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

G. Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be prefinished metal wall panel construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

H. Density

- a. Two primary building per lot.

I. Buffering and Screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.
- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.
- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Exhibit “D-9”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

Quiet Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

- Third Quarter 2025 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler
- First Quarter 2026 – Completion of Plan Design, Submittal for Plan Review and Approvals
- First Quarter 2026 – Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

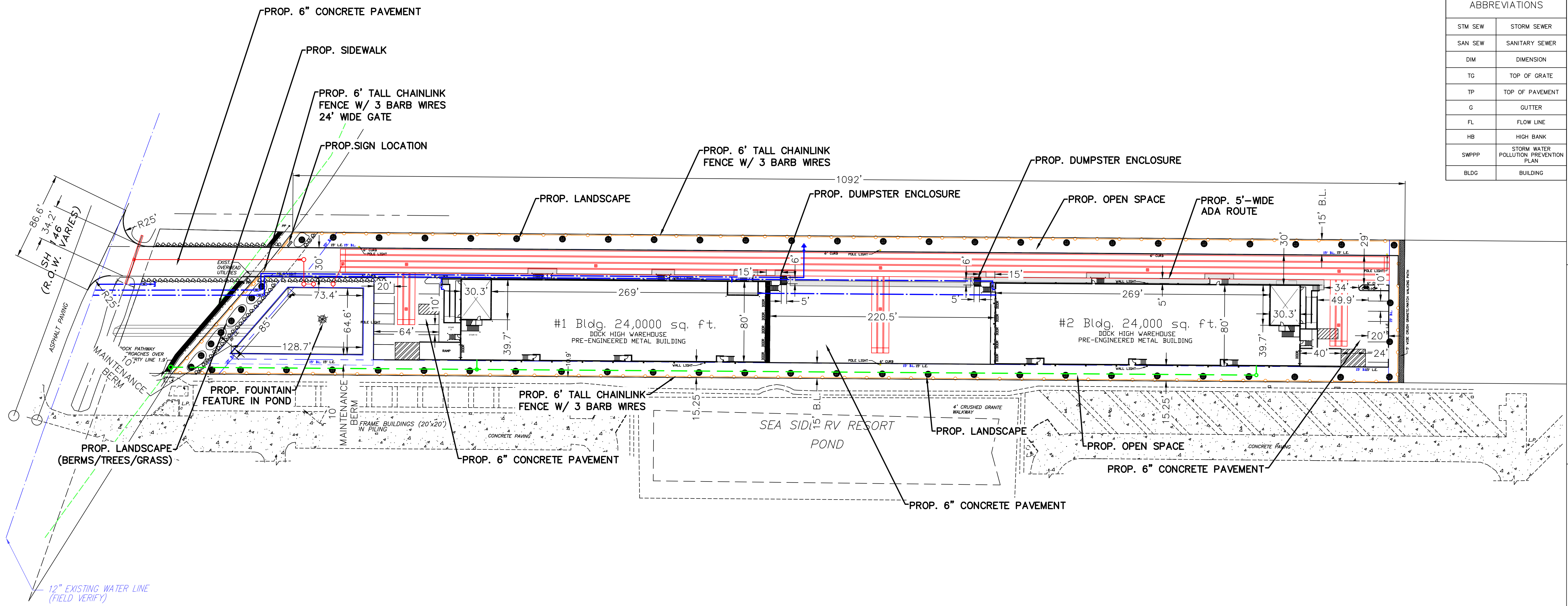
- First Quarter 2026 – Commence Underground Utilities, Detention Pond, Site Grading
- Second Quarter 2026 – Commence Concrete Pavement, Building Foundations, Site Fencing
- Third Quarter 2026 – Commence Buildings, Sprinkler Installation, Exterior Painting
- Fourth Quarter 2026 – Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

- First Quarter 2027 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER		
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)	AT 1.5	
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

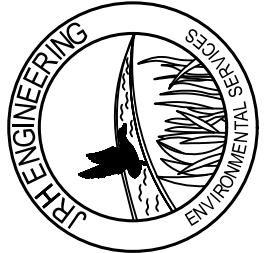
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

PROPRIETARY INFORMATION
DESIGN INFORMATION CONTAINED
CONFIDENTIAL AND IS THE EXCLUSIVE
PROPERTY OF JRH ENGINEERING, INC.
NO PORTION OF ANY DESIGN
INFORMATION CONTAINED HEREIN MAY
BE USED BY, OR DISCLOSED TO,
UNAUTHORIZED PERSONNEL WITHOUT
EXPRESSED WRITTEN CONSENT

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

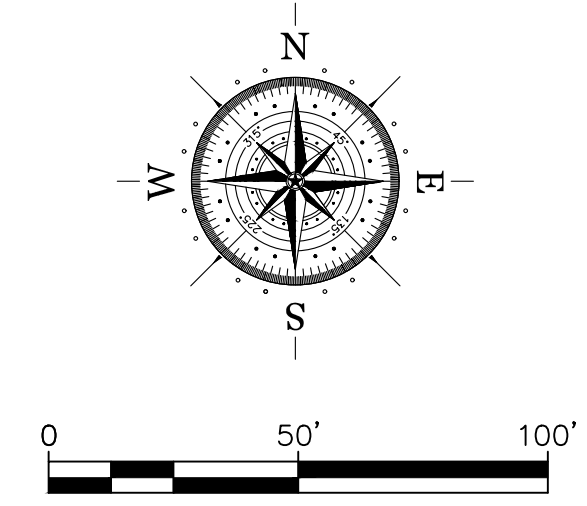


DRAWING TITLE

LOCATION PLAN

SCALE 1:50	CHECKED BY
DATE 10/24/2025	PROJECT #
DRAWING NO.	

D-1



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M

LEGEND			REVISIONS AND ISSUANCE		
CATEGORY	PROPOSED	EXISTING	NO.	DATE	DESCRIPTION
STORM	PROP	existing			
SANITARY	PROP	existing			
WATER	PROP	existing			
TOP OF GRATE	TG=19.00	TG=18.00			
TOP OF PAVEMENT	TP=19.00	TP=18.00			
GUTTER	G=19.00	G=18.00			
FINISHED FLOOR	FF=19.00	FF=18.00			
SWPPP RILEY PROTECTION BARRIER					
SWPPP FILTER FABRIC FENCE					
SWPPP STABILIZED CONSTRUCTION ACCESS					
SWPPP ROCK FILTER DAM					
SWPPP CONCRETE TRUCK WASHOUT AREA					
DRAINAGE AREA (ACRES)					
DRAINAGE AREA BOUNDARY					
PAVING					
BUILDING					
DIMENSION LINE					

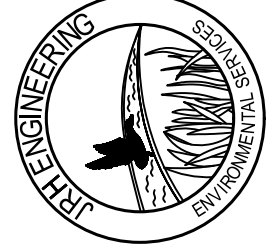
ABBREVIATIONS	
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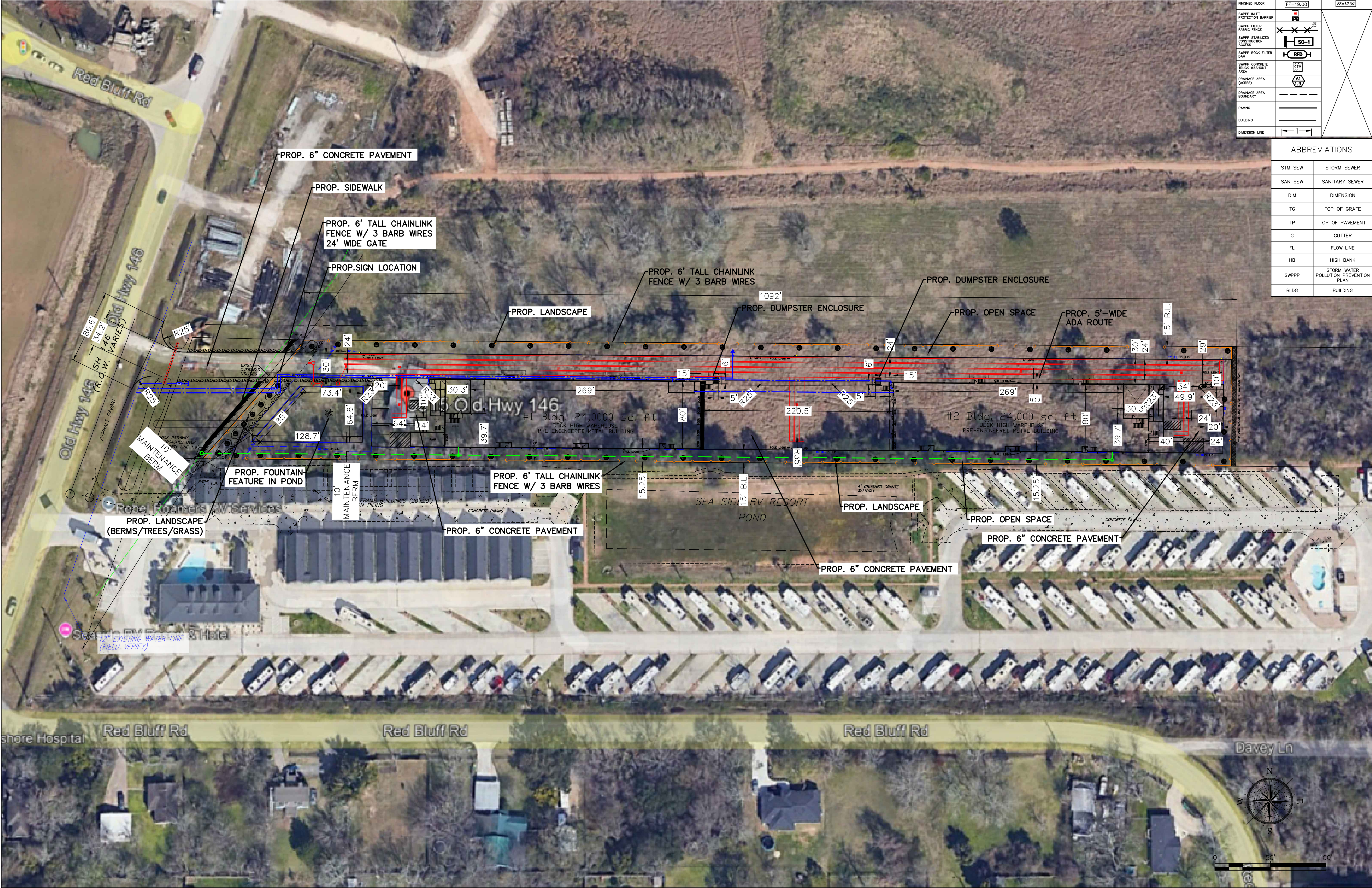
AERIAL PLAN

SCALE 1:50
CHECKED BY

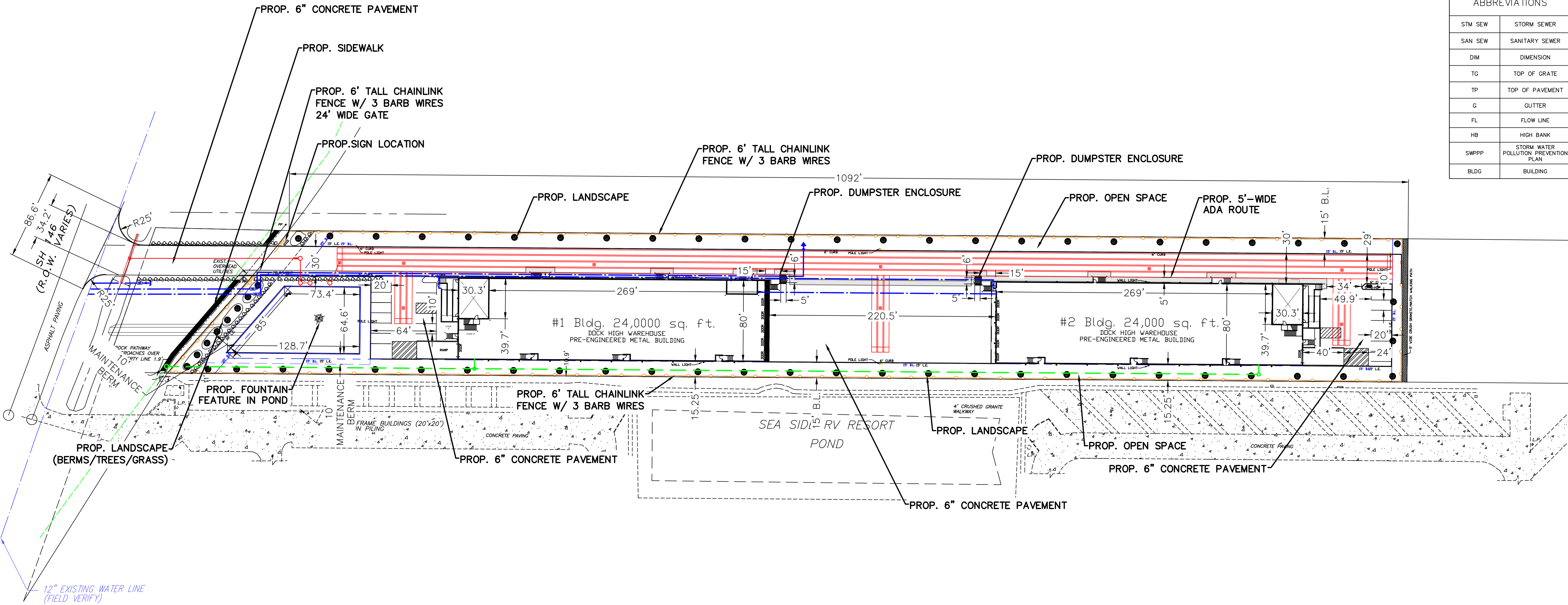
DATE 10/24/2025
PROJECT #

DRAWING NO.

D-2



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND		
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STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
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FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER		
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)		
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

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REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

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TBPE FIRM NO. 10385



DRAWING TITLE

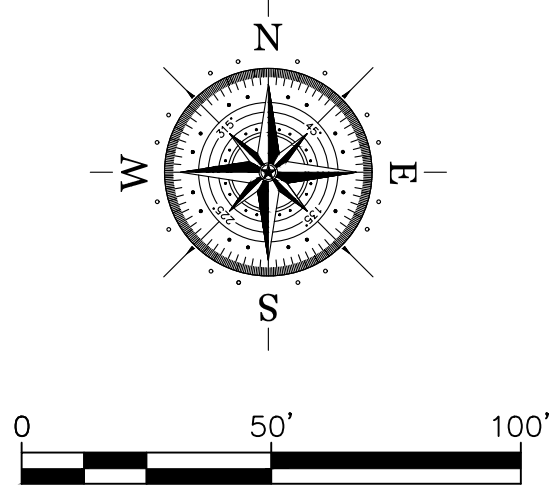
SITE PLAN

SCALE 1:50
CHECKED BY

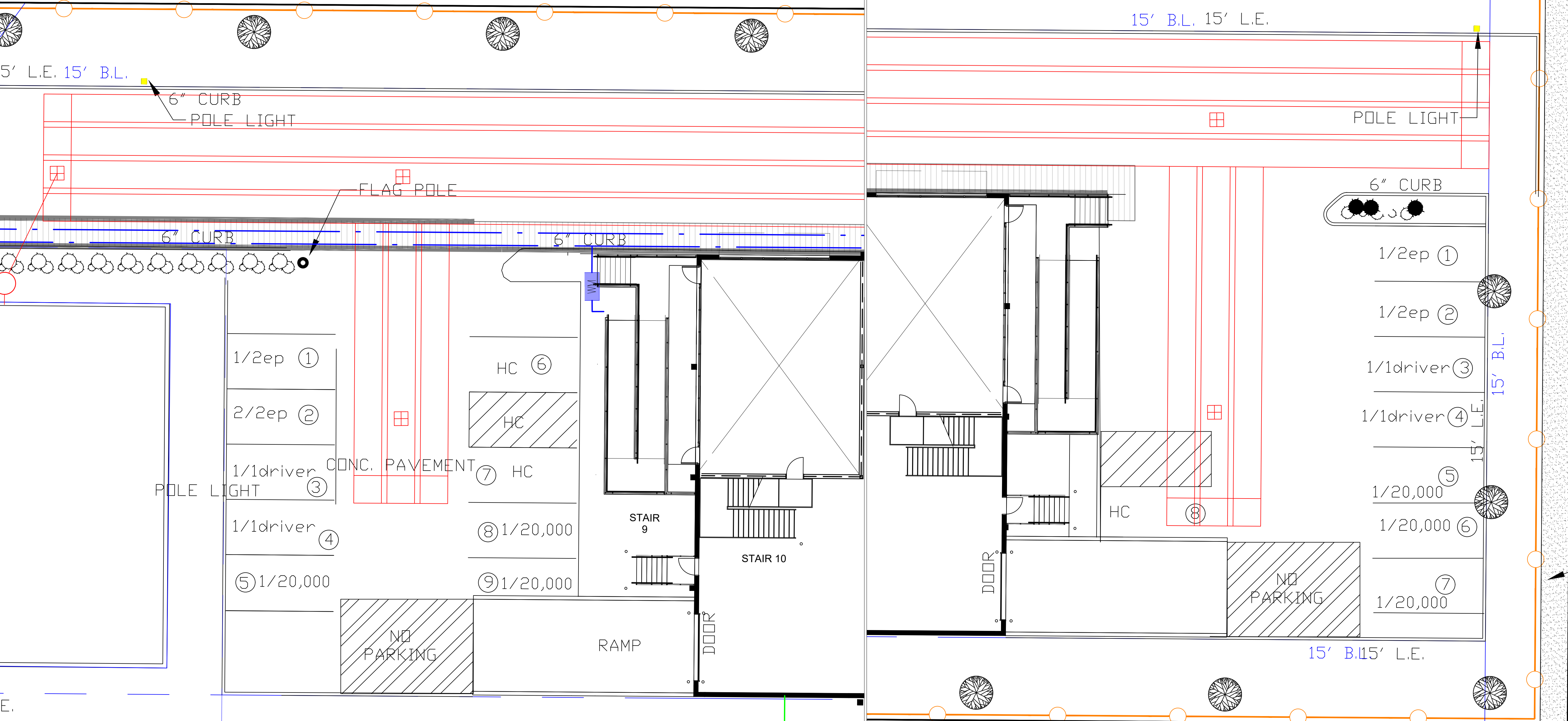
DATE 10/24/2025
PROJECT #

DRAWING NO.

D-3



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



PARKING TABS BUILDING 1
1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ.FT. = 3 SPACES < 24,000SQ.FT
2 DISABLED SPACES

PARKING TABS BUILDING 2
1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ.FT. = 2 SPACES < 24,000SQ.FT
1 DISABLED SPACES

LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	19.00	18.00
TOP OF PAVEMENT	19.00	18.00
GUTTER	19.00	18.00
FINISHED FLOOR	19.00	18.00
SWPPP INLET PROTECTION BARRIER	X	
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)	AT 1.5	
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

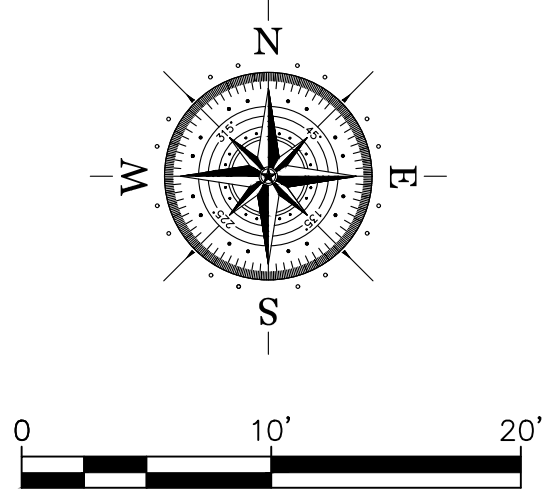
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EXPRESSED WRITTEN CONSENT

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

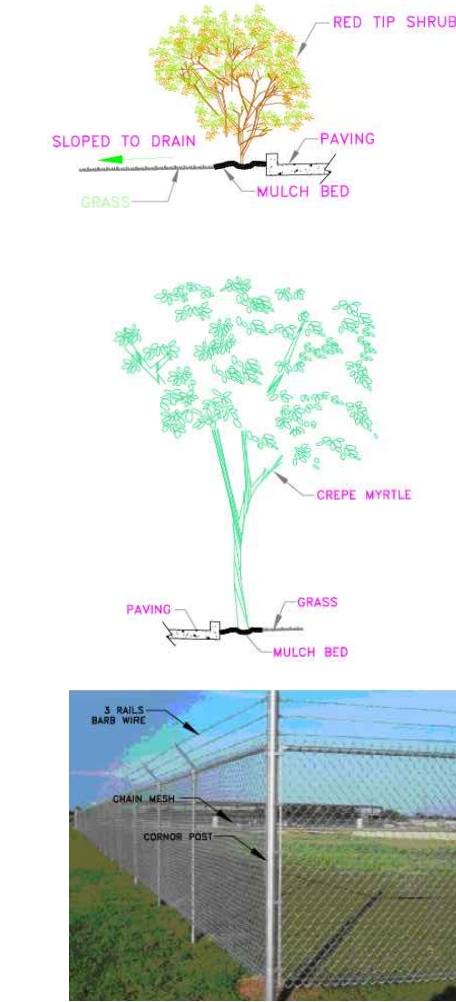
JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

DRAWING TITLE	
PARKING PLAN	
SCALE 1:10	CHECKED BY
DATE 10/24/2025	PROJECT #
DRAWING NO. D-4	



THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M

THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



6' TALL CHAINLINK W/ 3
BARB WIRES



PROP. 6' TALL CHAINLINK
W/ 3 BARB WIRES

PROP. CREPE MYRTLE TREE

ABBREVIATIONS

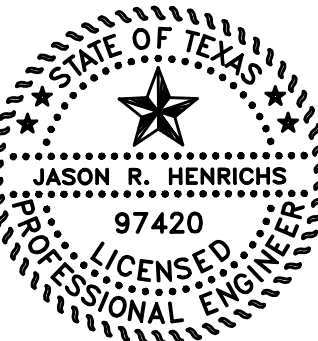
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

[illegible]

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CONSENT

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586



MS
11/5/25

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBE FIRM NO. 10385

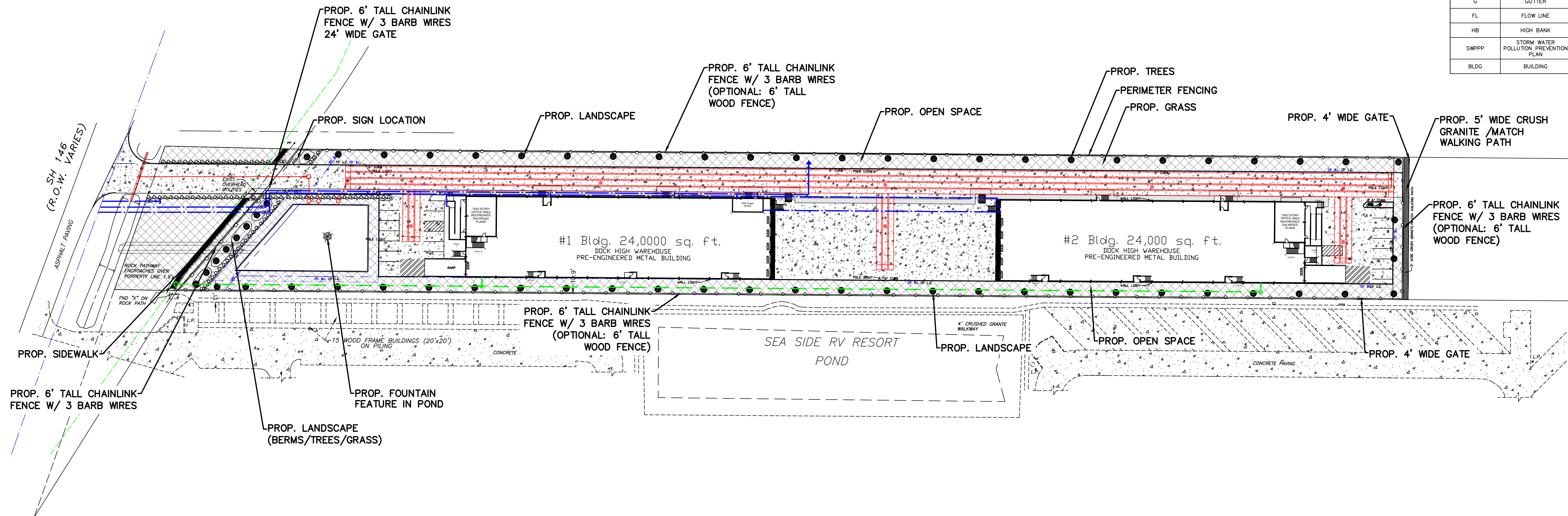


DRAWING TITLE

LANDSCAPE
PLAN

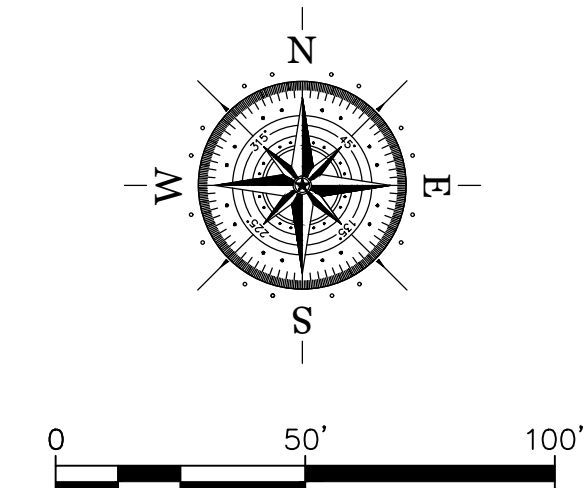
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DATE 11/12/2025	PROJECT #
DRAWING NO.	

D-5

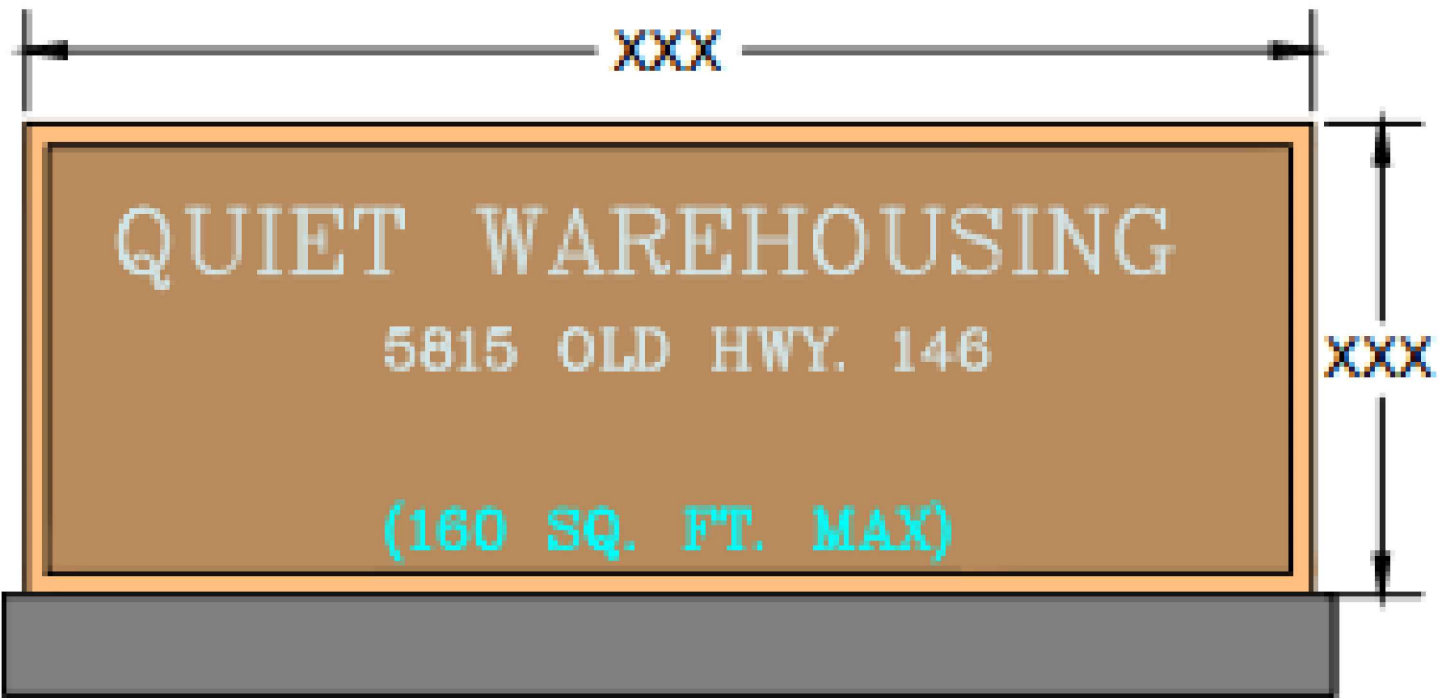
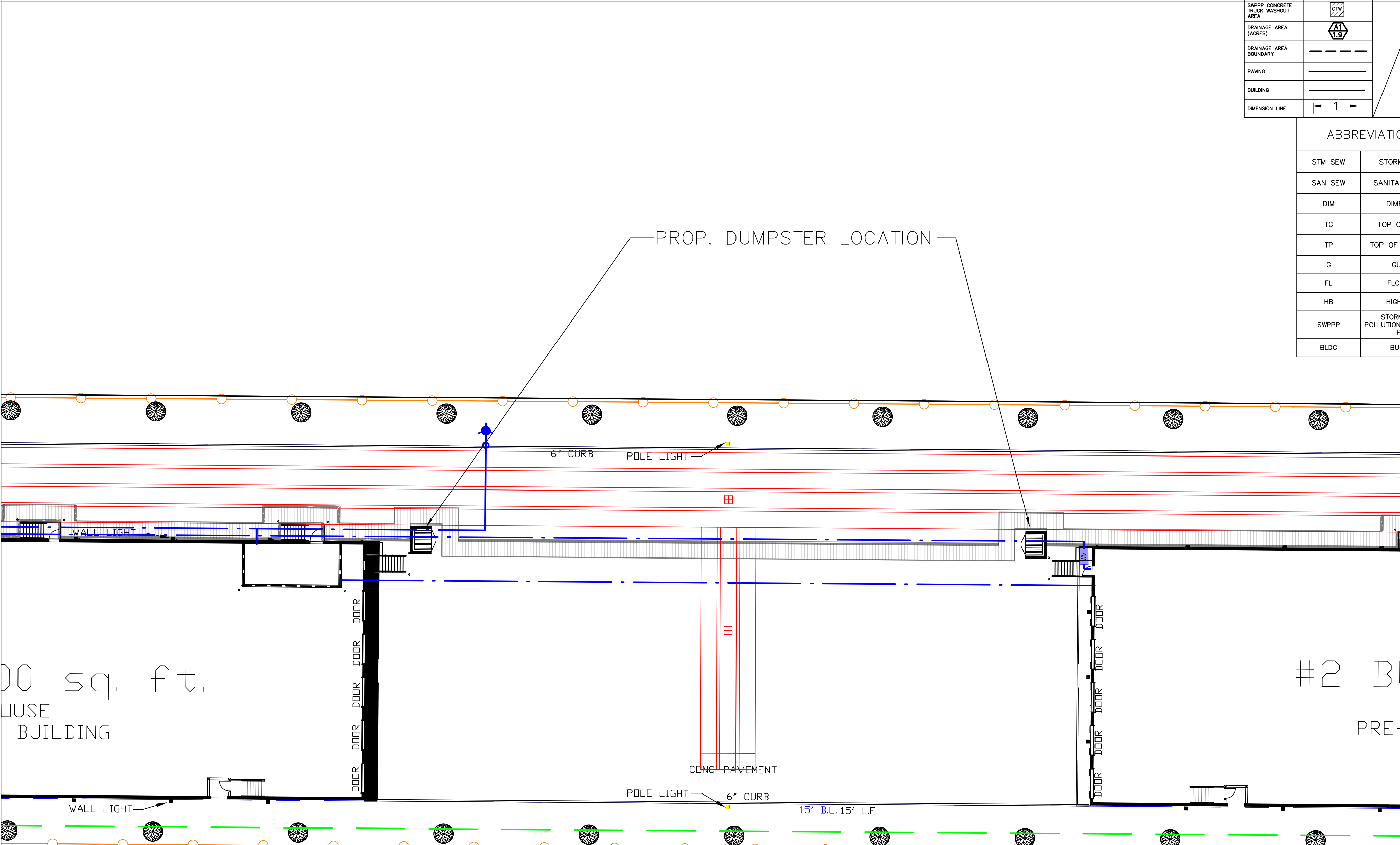
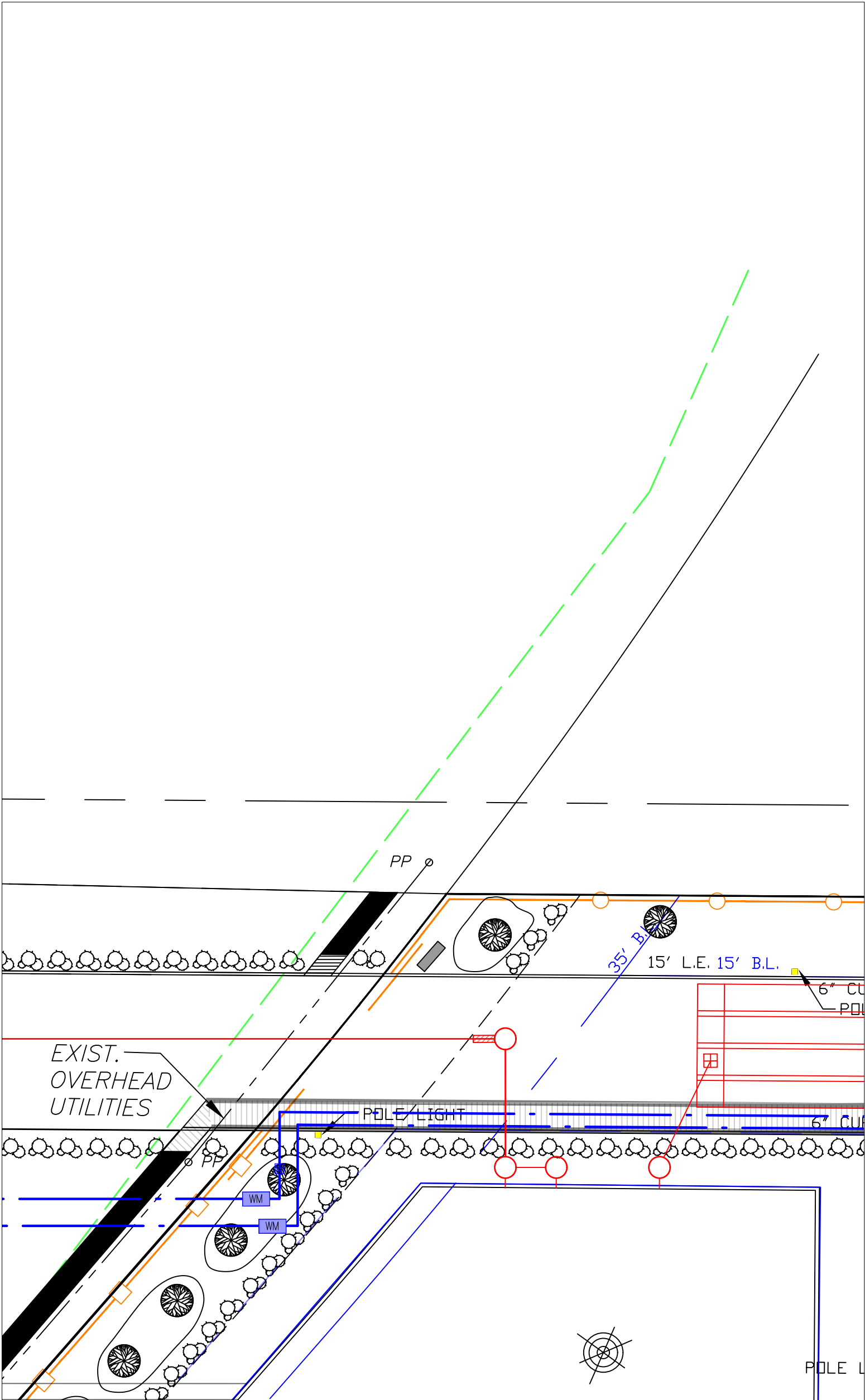


FRONTYARD LANDSCAPE AREA ($\geq 50\%$ OF LANDSCAPE AREA) = $0.50 \times 0.55 = 0.28$ AC.

FRONTYARD LANDSCAPE AREA = 17422.52 SQ-FT = 0.40 AC.



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'
FIRM PANEL: 48201C1085M



PROPOSED SIGNAGE

LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER	X	
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)	AT 1.5	
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE	1	

ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
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G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

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5815 OLD HIGHWAY 146
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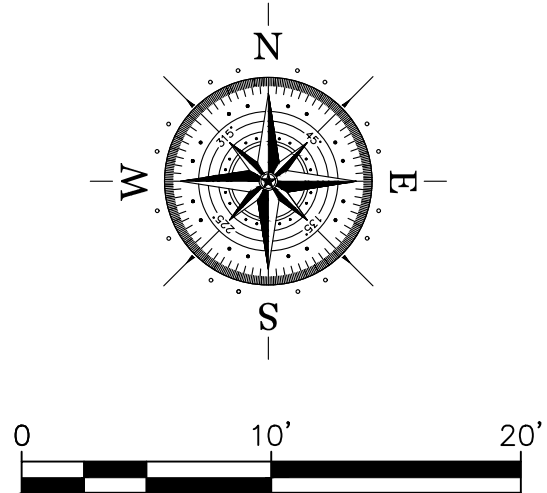
EXHIBIT

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

DRAWING TITLE
SIGN AND SOLID
WASTE PLAN

SCALE 1: 20	CHECKED BY
DATE 10/24/2025	PROJECT #
DRAWING NO.	

D-6



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M

LEGEND			REVISIONS AND ISSUANCE		
CATEGORY	PROPOSED	EXISTING	NO.	DATE	DESCRIPTION
STORM	PROP	existing			
SANITARY	PROP	existing			
WATER	PROP	existing			
TOP OF GRATE	19.00	18.00			
TOP OF PAVEMENT	19.00	18.00			
GUTTER	19.00	18.00			
FINISHED FLOOR	19.00	18.00			
SWPPP INLET PROTECTION BARRIER					
SWPPP FILTER FABRIC FENCE					
SWPPP STABILIZED CONSTRUCTION ACCESS					
SWPPP ROCK FILTER DAM					
SWPPP CONCRETE TRUCK WASHOUT AREA					
DRAINAGE AREA (ACRES)					
DRAINAGE AREA BOUNDARY					
PAVING					
BUILDING					
DIMENSION LINE					

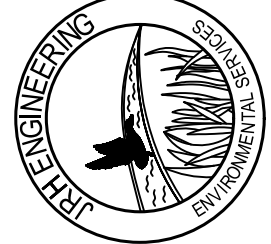
ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
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BLDG	BUILDING

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CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385



DRAWING TITLE

UTILITY PLAN

SCALE 1:50

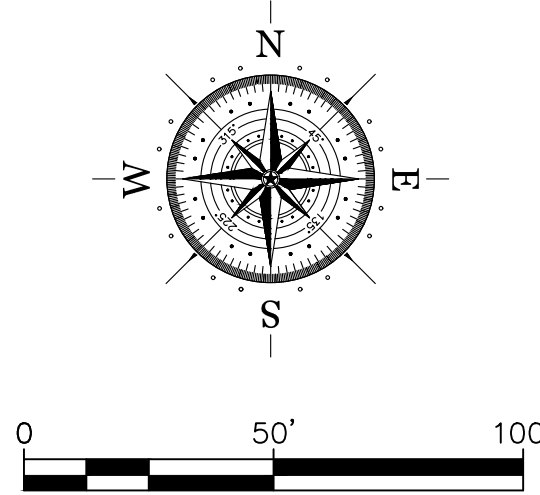
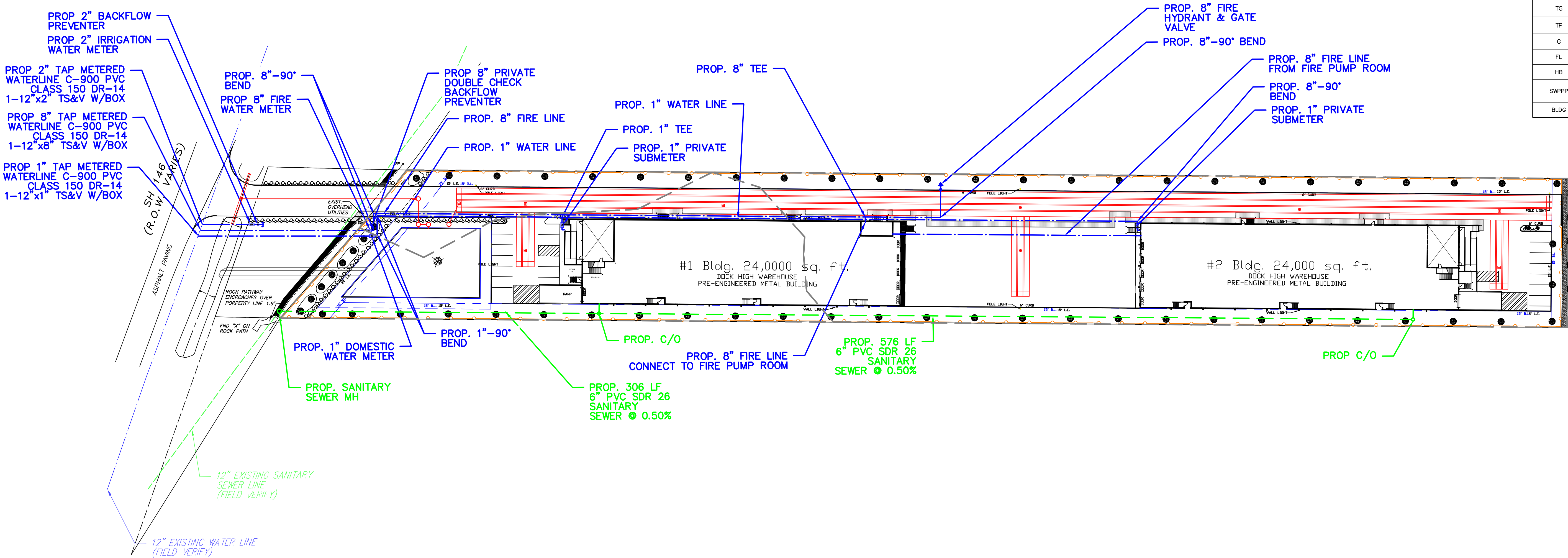
DATE 10/24/2025

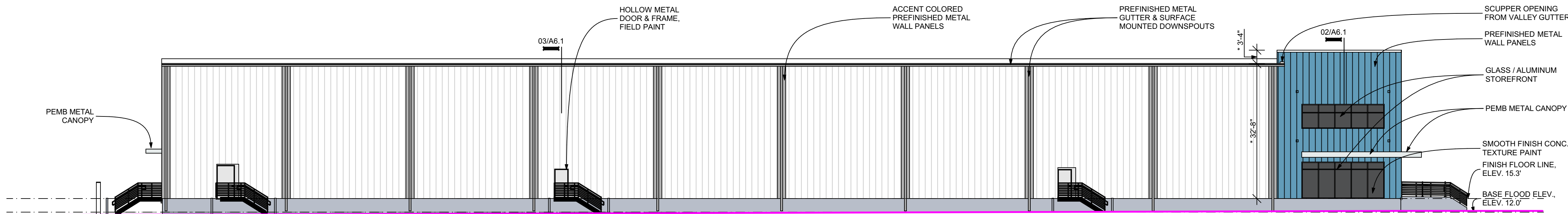
DRAWING NO.

CHECKED BY

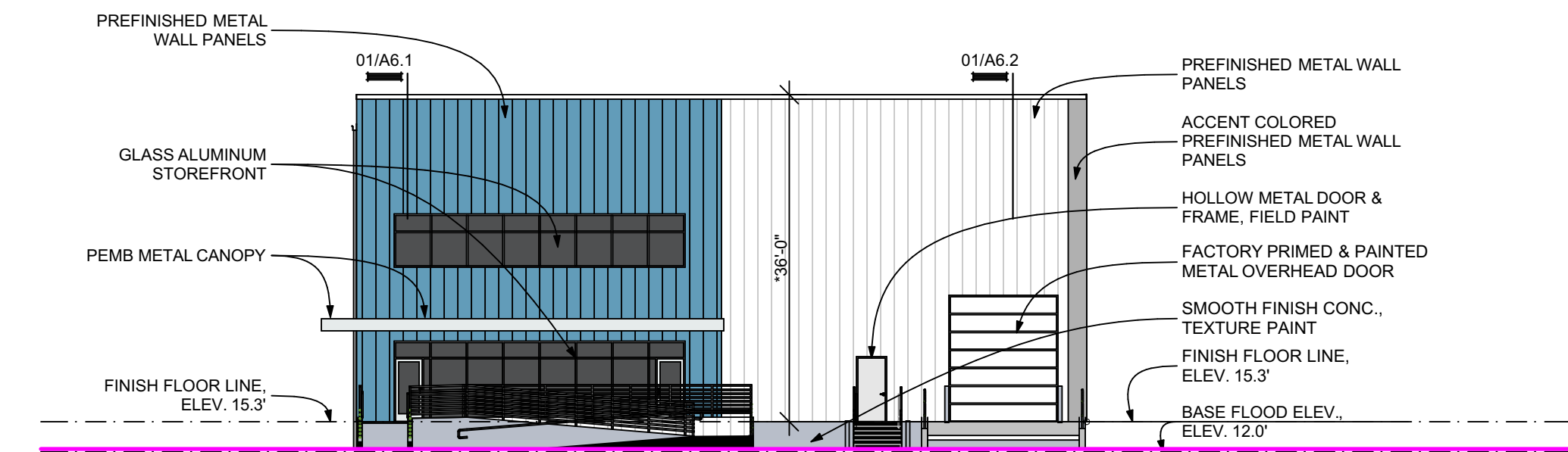
PROJECT #

D-7

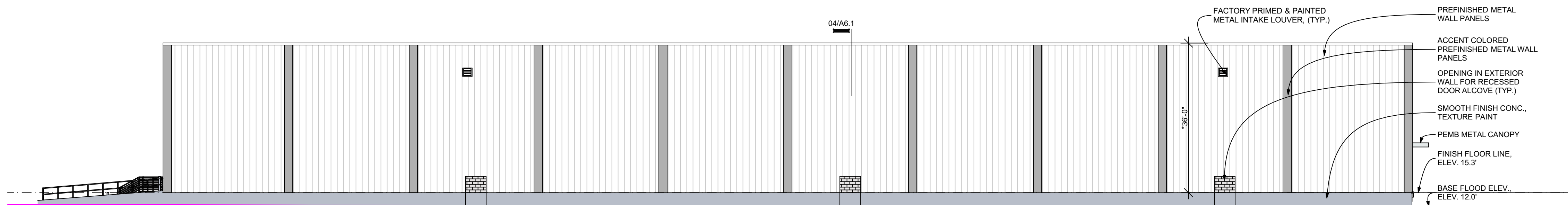




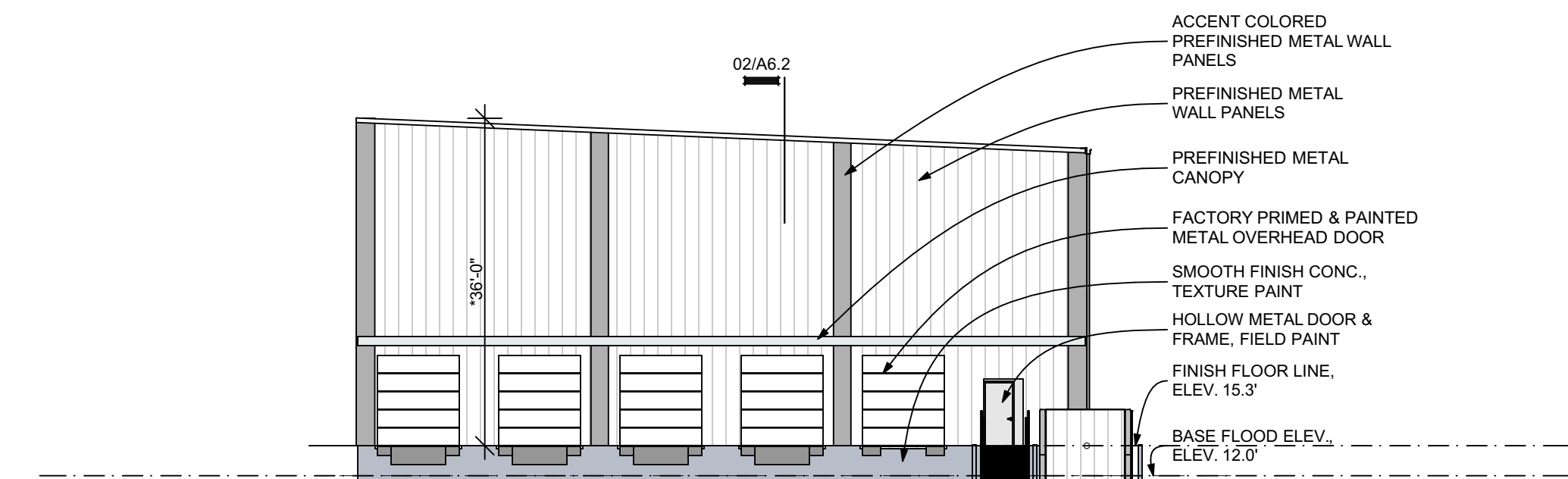
NORTH ELEVATION - BLDG. 1. BLDG. 2 (OPPOSITE HAND)



WEST ELEVATION - BLDG. 1 EAST ELEVATION - BLDG. 2 (OPPOSITE HAND)



SOUTH ELEVATION - BLDG. 1. BLDG. 2. (OPPOSITE HAND)



EAST ELEVATION - BLDG. 1 WEST ELEVATION - BLDG. 2 (OPPOSITE HAND)

TYPICAL NOTES FOR ALL ELEVATIONS.

PAINT COLOR SCHEME SHALL CONTAIN THREE COLORS AS FOLLOWS:

1. LIGHT COLOR - TYPICAL FIELD COLOR.
2. MEDIUM COLOR - VERTICAL ACCENT PEMB WALL PANELS AND BOTTOM / BASE CONC. WALL BELOW FINISH FLOOR.
3. ACCENT COLOR: PEMB WALL PANELS AT MAIN CORNER ENTRIES.



ARCHITECT



NEW SPECULATIVE OFFICE / WAREHOUSE PROJECT

QUIET WAREHOUSING

SEABROOK, TEXAS 77586

5815 OLD HIGHWAY 146

PROJECT
24-006

DATE
03/17/25

REVISIONS
10/16/25

SHEET
D-8

REVISION NOTES:

1. REVISED BUILDING STRUCTURE FROM CONC. TILTWALL & STRUCTURAL STEEL TO PRE-ENGINEERED METAL BUILDING STRUCTURE W/ PREFINISHED METAL WALL PANELS AND ROOF PANELS.
2. ADDED FINISH FLOOR & BASE FLOOD ELEVATIONS.

EXTERIOR ELEVATIONS - ARCHITECTURAL

SCALE: 1/16" = 1'-0"

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Exhibit “D-9”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

Quiet Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

- Third Quarter 2025 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler
- First Quarter 2026 – Completion of Plan Design, Submittal for Plan Review and Approvals
- First Quarter 2026 – Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

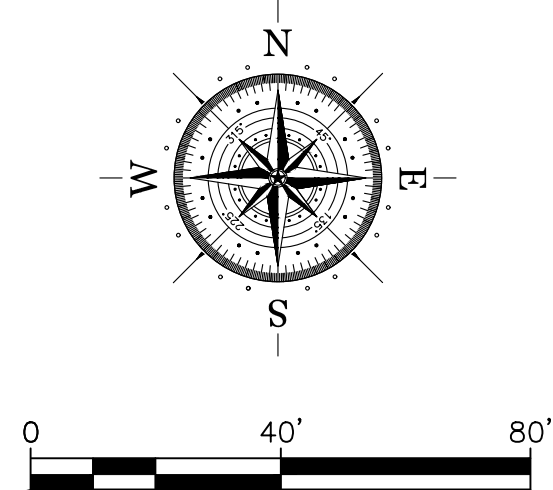
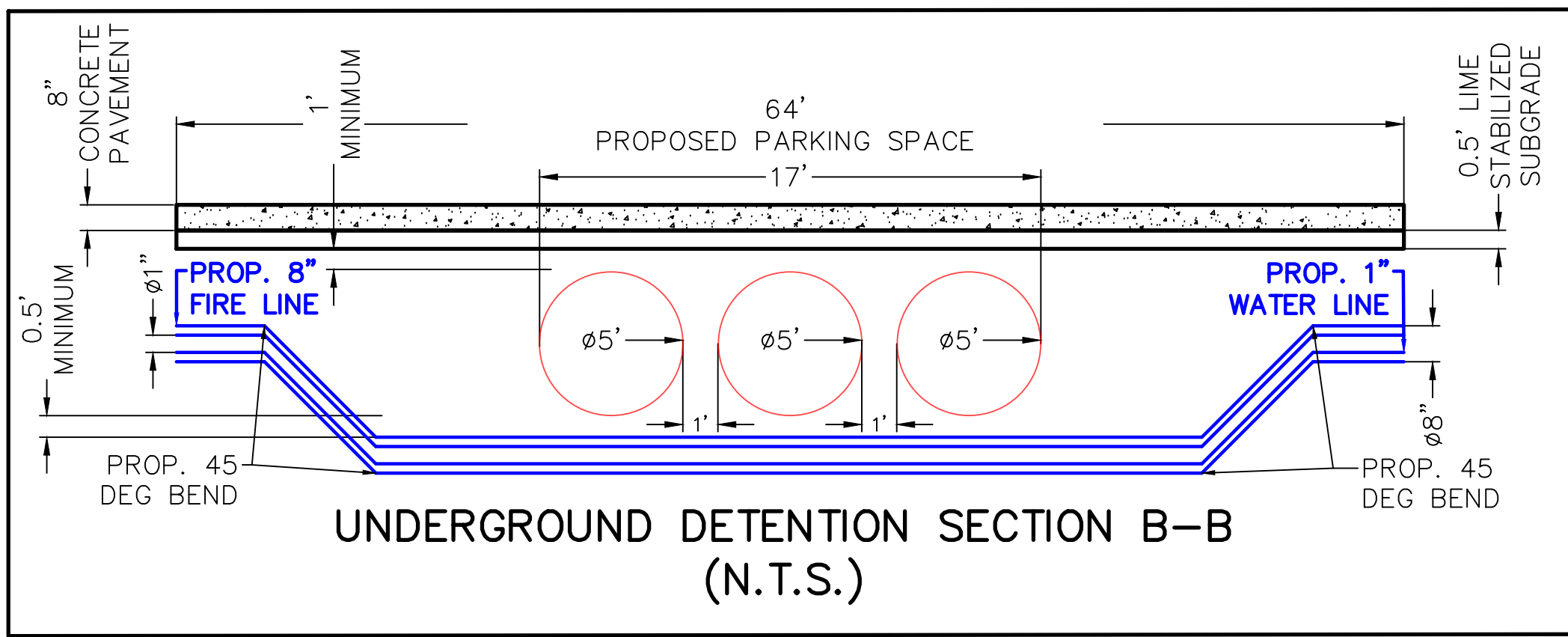
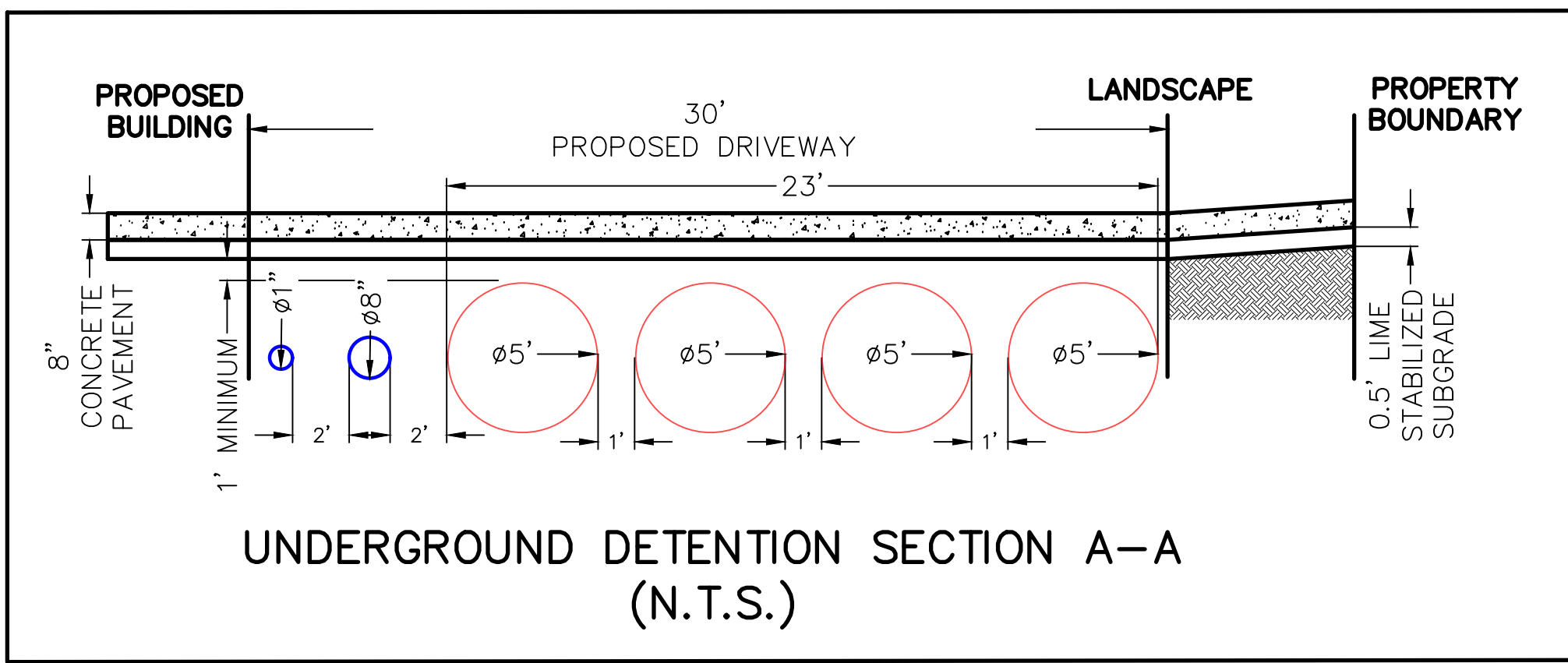
- First Quarter 2026 – Commence Underground Utilities, Detention Pond, Site Grading
- Second Quarter 2026 – Commence Concrete Pavement, Building Foundations, Site Fencing
- Third Quarter 2026 – Commence Buildings, Sprinkler Installation, Exterior Painting
- Fourth Quarter 2026 – Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

- First Quarter 2027 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
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BFE=12'.
FIRM PANEL: 48201C1085M



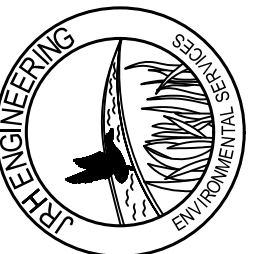
LEGEND			REVISIONS AND ISSUANCE		
CATEGORY	PROPOSED	EXISTING	NO.	DATE	DESCRIPTION
STORM	<u>PROP</u>	<u>existing</u>			
SANITARY	<u>PROP</u>	<u>existing</u>			
WATER	<u>PROP</u>	<u>existing</u>			
TOP OF GRATE	TO=19.00	TO=19.00			
TOP OF PAVEMENT	TP=19.00	TP=19.00			
GUTTER	G=19.00	G=19.00			
FINISHED FLOOR	FF=19.00	FF=19.00			
SNIPP INLET PROTECTION BARRIER					
SNIPP FILTER FABRIC FENCE					
SNIPP STABILIZED CONSTRUCTION ACCESS					
SNIPP ROCK FILTER DAM					
SNIPP CONCRETE BRUSH WASHOUT AREA					
DRAINAGE AREA (ACRES)					
DRAINAGE AREA BOUNDARY	---				
PAVING	---				
BUILDING	---				
DIMENSION LINE					
			<u>PROPRIETARY INFORMATION</u> DESIGN INFORMATION CONTAINED CONFIDENTIAL AND IS THE EXCLUSIVE PROPERTY OF JRH ENGINEERING, INC. NO PORTION OF ANY DESIGN INFORMATION CONTAINED HEREIN MAY BE USED BY, OR DISCLOSED TO, UNAUTHORIZED PERSONNEL WITHOUT EXPRESSED WRITTEN CONSENT		

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SAN SEW	SANITARY SEWER
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HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

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ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBE FIRM NO. 10385



DRAWING TITLE

DRAINAGE PLAN

SCALE 1:40	CHECKED BY
---------------	------------

DATE	PROJECT #
10/24/2025	

DRAWING NO.

D-10

JRH Engineering, Inc.

Storm Sewer Calculation Form

Project: 5815 OLD HIGHWAY 146

DATE: 9/9/2025

b =	64.76497
-----	----------

Job No:

d =	12.82852
-----	----------

By:	JRH Engineering
-----	-----------------

Rainfall Frequency (years):

$$e = 0.800429$$

#N/A

From MH	To MH	Sub Area Acres	Sub Runoff Coeff. C	Total Area Acres	Sum of C A	Intensity I (In / Hr.)	Sum of Flows cfs Q	Time of Conc. min.	LINE			DESIGN		Actual Velocity fps	Hydraulic Gradient %	HYD. GRAD			
									Reach Length Feet	Diameter in inches or span x rise	Slope %	Manning's n"	Capacity cfs			Velocity fps	Change in Head Ft.	Elev. Up Stream	Elev. Down Stream
A1	A4	0.30	0.77	0.30	0.23	3.68	0.85	23.09	51	60	0.06	0.013	63.79	3.25	1.13	0.000	0.000	6.83	6.83
A4	A5	0.21	0.77	0.51	0.39	3.66	1.44	23.35	186	60	0.06	0.013	63.79	3.25	1.30	0.000	0.000	6.71	6.71
A5	A6	0.72	0.77	1.23	0.95	3.59	3.40	24.31	260	60	0.06	0.013	63.79	3.25	1.68	0.000	0.000	6.56	6.56
A2	A6	0.55	0.77	0.55	0.42	3.49	1.48	25.64	38	60	0.06	0.013	63.79	3.25	1.30	0.000	0.000	6.56	6.56
A6	A7	0.32	0.77	2.10	1.62	3.47	5.62	25.83	277	60	0.06	0.013	63.79	3.25	2.00	0.000	0.001	6.39	6.39
A7	A8	0.75	0.77	2.85	2.19	3.38	7.41	27.25	183	60	0.06	0.013	63.79	3.25	2.17	0.001	0.001	6.28	6.28
A3	A8	0.25	0.77	0.25	0.19	3.31	0.64	28.19	41	60	0.06	0.013	63.79	3.25	1.04	0.000	0.000	6.28	6.28
A8	A9	0.15	0.77	3.25	2.50	3.30	8.26	28.40	60	60	0.06	0.013	63.79	3.25	2.22	0.001	0.001	6.25	6.25
A9	P1	0.10	0.77	3.35	2.58	3.28	8.46	28.71	26	24	0.18	0.013	9.60	3.06	3.44	0.140	0.036	4.66	4.62

JRH Engineering, Inc.

Storm Sewer Calculation Form

Project:	5815 OLD HIGHWAY 146
----------	----------------------

DATE:	9/9/2025
-------	----------

b =	113.676048
-----	------------

Job No:

 $d = 13.1641523$

By:	JRH Engineering
-----	-----------------

Rainfall Frequency (years):

$$e = 0.69627111$$

#N/A

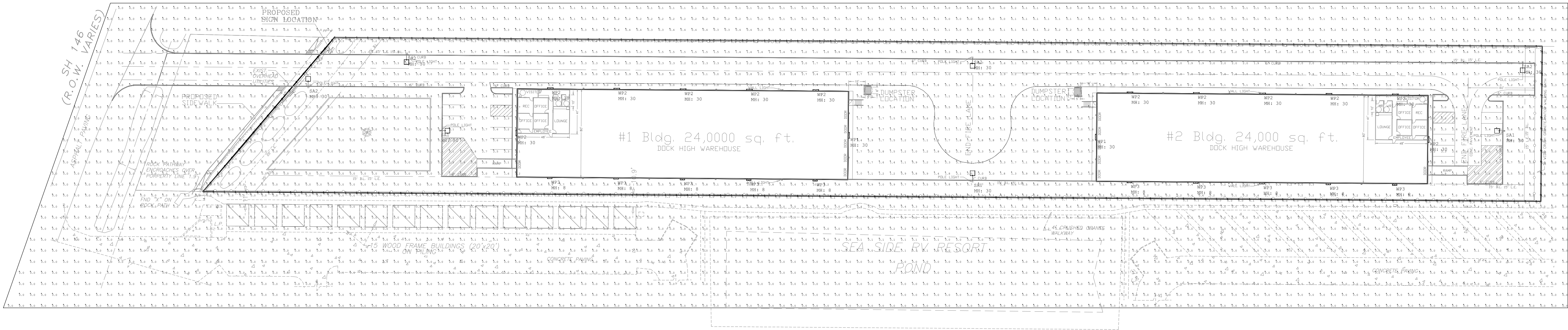
From MH	To MH	Sub Area Acres	Sub Runoff Coeff. C	Total Area Acres	Sum of C A	Intensity I (In / Hr)	Sum of Flows cfs Q	Time of Conc. min.	LINE			DESIGN		Actual Velocity fps	Hydraulic Gradient %	HYD. GRAD			
									Reach Length Feet	Diameter in inches or span x rise	Slope %	Manning's n"	Capacity cfs			Velocity fps	Change in Head Ft.	Elev. Up Stream	Elev. Down Stream
A1	A4	0.30	0.77	0.30	0.23	9.33	2.16	23.09	51	60	0.06	0.013	63.79	3.25	1.46	0.000	0.000	6.84	6.84
A4	A5	0.21	0.77	0.51	0.39	9.28	3.65	23.35	186	60	0.06	0.013	63.79	3.25	1.75	0.000	0.000	6.73	6.73
A5	A6	0.72	0.77	1.23	0.95	9.12	8.64	24.31	260	60	0.06	0.013	63.79	3.25	2.22	0.001	0.003	6.57	6.57
A2	A6	0.55	0.77	0.55	0.42	8.90	3.77	25.64	38	60	0.06	0.013	63.79	3.25	1.75	0.000	0.000	6.57	6.57
A6	A7	0.32	0.77	2.10	1.62	8.87	14.34	25.83	277	60	0.06	0.013	63.79	3.25	2.61	0.003	0.008	6.41	6.41
A7	A8	0.75	0.77	2.85	2.19	8.65	18.98	27.25	183	60	0.06	0.013	63.79	3.25	2.82	0.005	0.010	6.31	6.30
A3	A8	0.25	0.77	0.25	0.19	8.51	1.64	28.19	41	60	0.06	0.013	63.79	3.25	1.38	0.000	0.000	6.30	6.30
A8	A9	0.15	0.77	3.25	2.50	8.48	21.23	28.40	60	60	0.06	0.013	63.79	3.25	2.89	0.007	0.004	6.26	6.26
A9	P1	0.10	0.77	3.35	2.58	8.44	21.77	28.71	33	24	0.18	0.013	9.60	3.06	3.19	0.926	0.306	4.93	4.63

SCALE
1: 40

DATE	PROJECT #
10/24/2025	

DRAWING NO.

2



Luminaire Schedule		Label	Arrangement	Description	Tag	IES	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
Symbol	Qty									
	3	BA1	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30
	4	BA2	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30
	2	MP1	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30
	12	MP2	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30
	10	MP3	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Category						
LAB01	Footcandle	FC	0.34	10.3	0.0	9.8x	9.8x
LAB02	Illuminance	FC	0.34	10.3	0.0	9.8x	9.8x
LAB03	Illuminance	FC	2.15	5.7	0.0	9.8x	9.8x

1 PHOTOMETRIC SITE PLAN
SCALE: 1'-0" = 50'

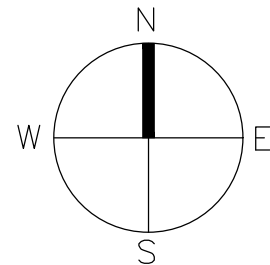


Exhibit D

**JOINT PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL AND PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 6, 2026, AT 5:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, JANUARY 6, 2026, AT 5:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

1. Request for approval for amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.

Applicant/Owner: Starship Texas City LP, 925 Marina Bay Drive, Kemah, Texas 77565.

Legal Description: A tract of land containing 3.695-acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land described as four acres save and except 0.315-acres to the State of Texas in Harris County Clerks File No. M513651 of the Deed Records, Harris County, Texas.

Location: The property is located at 5815 Old Hwy 146, Seabrook, TX 77586, which is located east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, December 4, 2025, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Rachel Lewis
City Secretary

Exhibit E

Request to Amend the Quiet Warehouse Planned Unit Development (PUD)

City Council and Planning and Zoning
Commission Joint Meeting
January 6, 2026



Requested Action

Starship Texas City, LLC is requesting approval for an amendment to Ordinance 2024-11, Quiet Warehousing (PUD Planned Unit Development). The proposed amendments include modifying the exterior finishes of the structures from tilt wall construction to prefinished metal wall panels, updating the warehousing development schedule, and revising all required exhibits.

Current Land Use

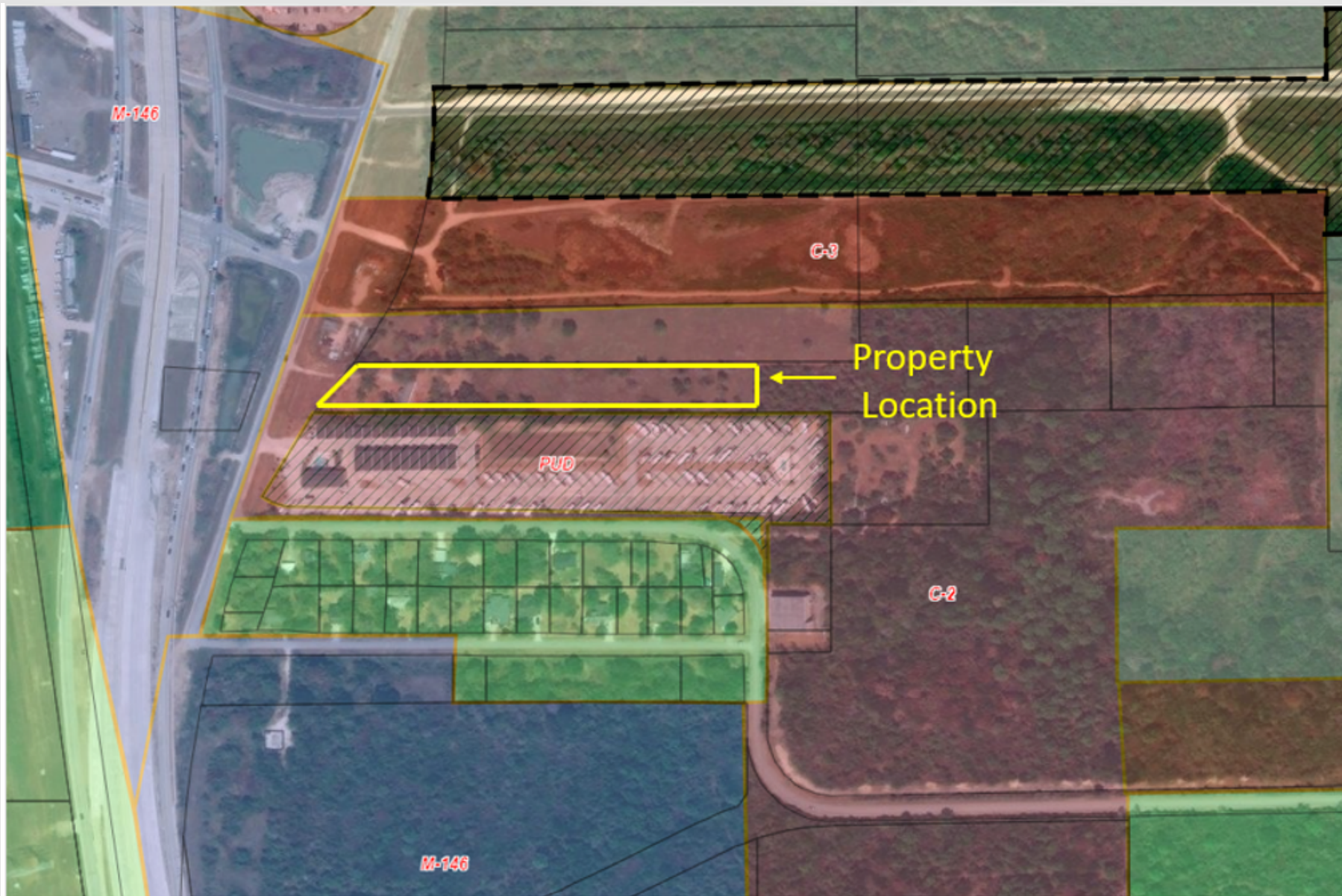
The site is currently undeveloped and situated between a developed RV park and an undeveloped parcel of land. The property, located at 5815 Old Hwy 146, Seabrook, TX 77586, lies east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road. While the site is zoned C-2 (Commercial Medium) with a PUD overlay, the areas to the north are zoned LI (Light Industrial). The proposed use is consistent with the surrounding industrial character, and a larger industrial warehouse (Transwestern) was recently constructed to the north along Old Highway 146. Additional warehouse developments are anticipated along Old Highway 146, which may eventually include a Port of Houston developed warehouse project.

The warehouse facility Final PUD aligns with the City's Comprehensive Master Plan. The development aims to promote high quality development in Seabrook by providing flexibility to address various site characteristics, constraints, locations, and land uses.

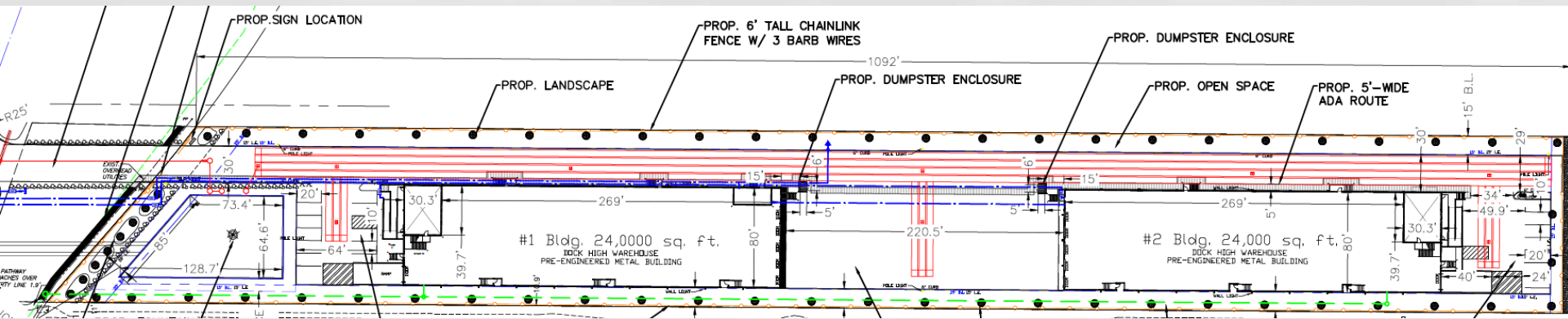
Previous Action Taken

City Council approved the original Final PUD at its meeting on September 3, 2024.

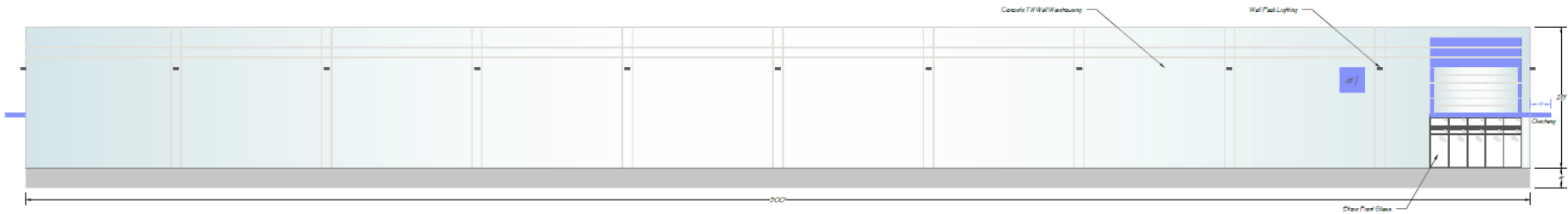




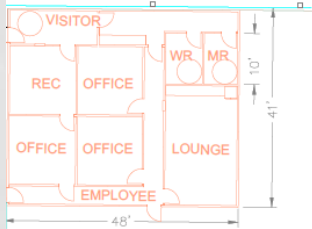
Site Plan



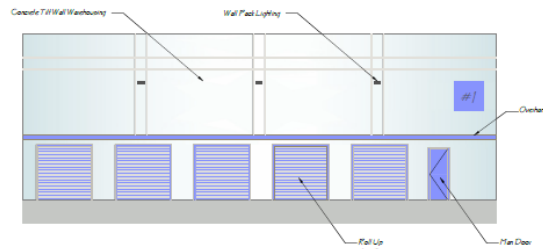
Approved Building Finishes



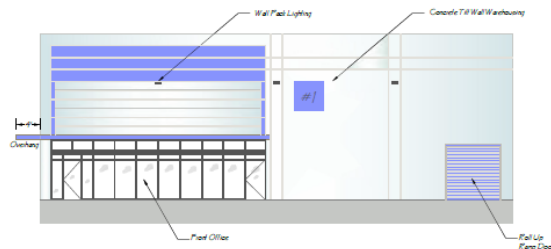
Bldg. #1 Side Wall Elevation
Looking South



Office Area
Floor Plan

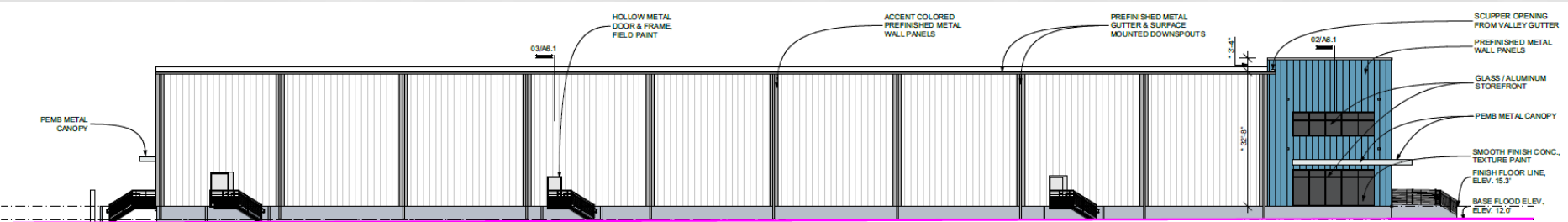


Bldg. #1 Rear Elevation
Looking West

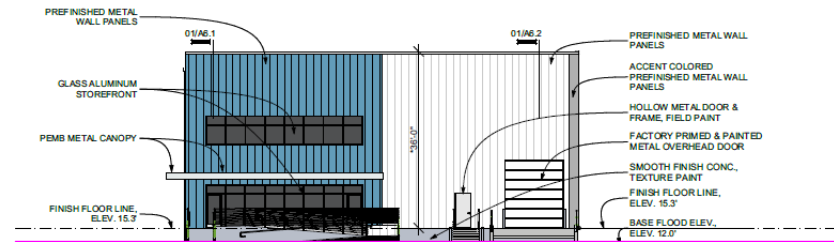


Bldg. #1 Front Elevation
Looking East

Proposed Building Finishes

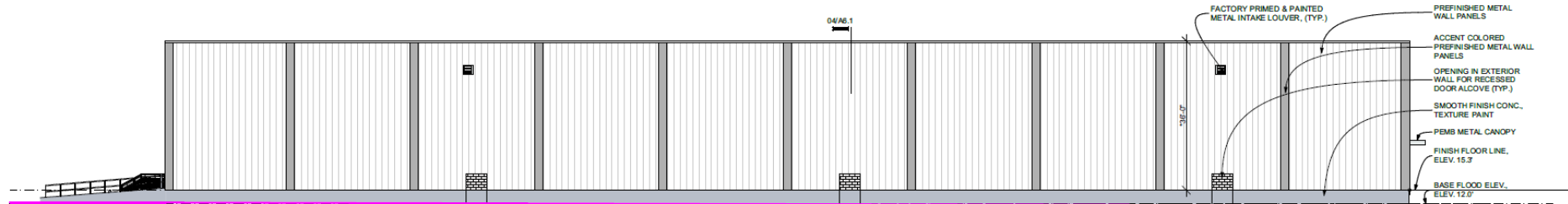


NORTH ELEVATION - BLDG. 1. BLDG. 2 (OPPOSITE HAND)

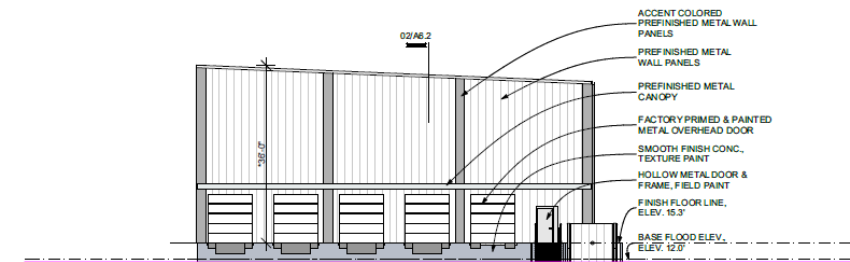


WEST ELEVATION - BLDG. 1 EAST ELEVATION - BLDG. 2 (OPPOSITE HAND)

Proposed Building Finishes



SOUTH ELEVATION - BLDG. 1. BLDG. 2. (OPPOSITE HAND)



EAST ELEVATION - BLDG. 1 WEST ELEVATION - BLDG. 2 (OPPOSITE HAND)

Original Development Schedule

Exhibit "D-9"

"Quit Warehousing" Planned Unit Development District Plan

Ordinance No. 2024-11

Quit Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

Second Quarter 2024 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler

Third Quarter 2024 - Completion of Plan Design, Submittal for Plan Review and Approvals

Fourth Quarter 2024 - Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

First Quarter 2025 – Commence Underground utilities, Detention Pond, Site Grading

Second Quarter 2025 - Commence Concrete Pavement, Building Foundations, Site Fencing

Third Quarter 2025 - Commence Tilt Wall Buildings, Roof System, Sprinkler Installation, Exterior Painting

Fourth Quarter 2025 - Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

First Quarter 2026 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Updated Development Schedule

Exhibit “D-9”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

Quiet Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

- Third Quarter 2025 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler
- First Quarter 2026 – Completion of Plan Design, Submittal for Plan Review and Approvals
- First Quarter 2026 – Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

- First Quarter 2026 – Commence Underground Utilities, Detention Pond, Site Grading
- Second Quarter 2026 – Commence Concrete Pavement, Building Foundations, Site Fencing
- Third Quarter 2026 – Commence Buildings, Sprinkler Installation, Exterior Painting
- Fourth Quarter 2026 – Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

- First Quarter 2027 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Questions?