



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, JUNE 18, 2026 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK PLANNING AND ZONING COMMISSION WILL MEET ON **THURSDAY, JUNE 18, 2026 AT 6:00 PM** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW. **ALTHOUGH THIS IS NOT A SEABROOK CITY COUNCIL MEETING, MEMBERS OF THIS BODY MAY ATTEND AND A QUORUM OF THIS BODY MAY BE PRESENT.**

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

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

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

2. SPECIFIC PUBLIC HEARING

2.1

Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square feet warehouse and an approximately 205,200 square feet warehouse.

Sean Landis, Deputy City Manager | Planning and Zoning Director

3. NEW BUSINESS

3.1

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse.

Sean Landis, Deputy City Manager | Planning and Zoning Director

4. ROUTINE BUSINESS

4.1 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning and Zoning and sent to City Council for its action or review. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4.2 Approve minutes from the May 21, 2026 regular P&Z meeting.

4.3 Establish future meeting dates and agenda items.

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

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

I certify that this notice was posted on the bulletin board on or before Thursday, June 11, 2026 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Ranya Botros,
Community & Economic Development Coordinator

**PUBLIC HEARING NOTICE
SEABROOK PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 18, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, JUNE 18, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

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

SPECIFIC PUBLIC HEARING:

- 1. Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center; consisting of an approximately 464,400 square feet warehouse and an approximately 205,200 square feet warehouse.**

Legal Description:

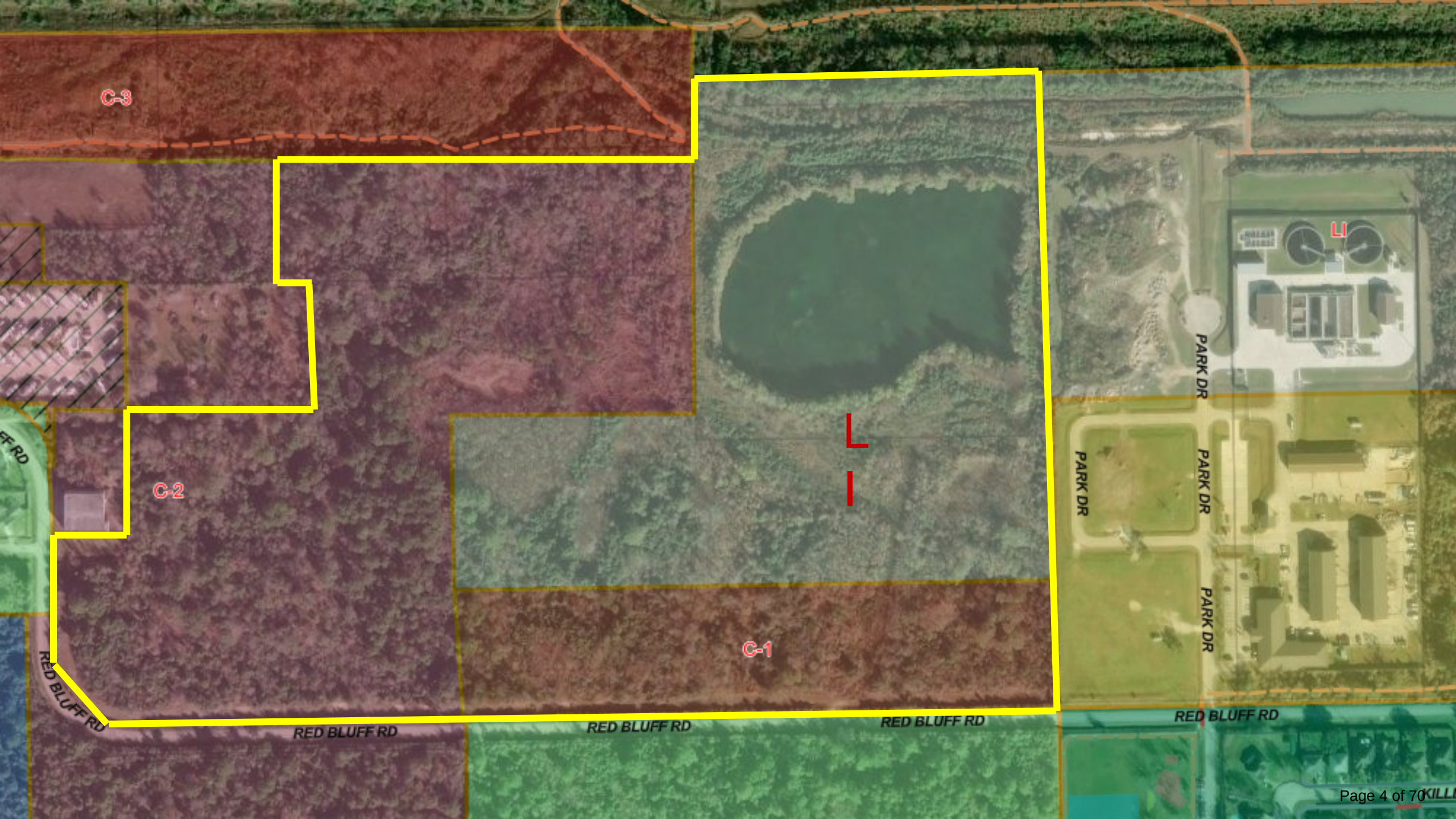
Being a tract or parcel containing 59.43 acres or 2,588,667 square feet of land situated in the Ritson Morris League, Abstract No. 52, Harris County, Texas, being all of Reserve “A”, Block 1 of Bayview Commercial Subdivision, map or plat thereof recorded under Film Code (F.C.) No. 645115 of the Harris County Map Records (H.C.M.R.), described in deed to Seabrook Assets, LLC, recorded in Harris County Clerk File (H.C.C.F.) No. 20120539574; all of Reserve “B”, Block 1 of said Bayview Commercial Subdivision, as described in deed to Liberty Lake LLC, recorded in H.C.C.F. No. 20120539575; all of a called 0.9561 acre tract, described in deed to Douglas Development Partners, LLC, recorded in H.C.C.F. No. RP-2025-95488; all of a called 2.8995 acre tract, described in deed to Douglas Development Partners, LLC, recorded in H.C.C.F. No. RP-2025-293739; and all of a called 2.6183 acre tract, described in deed to Douglas Development Partners, recorded in H.C.C.F. No. RP-2023-89365, with said 59.43 acre tract.

This property is located north of Red Bluff Road, west of Park Drive and east of Old State Hwy 146.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, May 27, 2026, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros, Administrative Assistant



Ordinance 2025-05

Exhibit B

Local Support Multi-Tenant

Distribution Center

Amended Planned Unit Development

Prepared for:

Constellation Realty Partners

Prepared by:

Langan Engineering and Environmental Services

Contents

I. Introduction

II. Project Description

- a. Site Analysis
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- c. Justification
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III. Zoning

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- c. Permitted Land Uses
- d. Setbacks
- e. Landscaping
- f. Signage

V. Utilities

VI. Development Schedule

VII. Exhibits

I. INTRODUCTION

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

The proposed distribution is located at an unaddressed tract of land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. Please see Area Location Map (Exhibit A) for further details.

II. PROJECT DESCRIPTION

a. Site Analysis

The site totals approximately 59.65-acres of vacant land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. The subject site is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial) and LI (Light Industrial). The properties to the east of the subject site are zoned LI and R-LD (Light Industrial and Residential-Low Density). The properties to the north of the subject site are zoned LI and C-3 (Heavy Commercial). The properties to the west of the subject site are zoned C-2 (Medium Commercial). The properties to the south of the subject site are zoned R-2 (Residential-Single Family, Detached Small Lot), though a majority of the property is currently undeveloped. Site access will be provided for the site via a driveway connection to the proposed Port Houston roadway to the north. No access will be provided from Red Bluff Road except for fire department access. The site is comprised of multiple tracts that will be replatted as one.

b. Compliance with Comprehensive Plan

The proposed distribution center is in compliance with the Comprehensive Plan as it addresses development on a site that is best suited for this type of industrial development. Additionally, this development will help achieve its financial goals by providing additional tax revenue from the development.

c. Justification

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

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

III. ZONING

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

IV. DEVELOPMENT REGULATIONS

- a. All development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.
- b. Exhibits A-1 through L-2 show proposed designs of the facility as well as site planning for parking, storm water detention and trucking operations.
- c. One new driveway from the proposed Port Houston Road shall serve as the only ingress and egress for the facility. No access will be allowed from Red Bluff except for fire department access.
- d. Building A will be approximately 464,400 square feet with a maximum height of 50 feet. Building B will be approximately 205,200 square feet with a maximum height of 50 feet. All required setbacks will be maintained.
- e. Landscaping shall meet or exceed Seabrook Code of Ordinances.
- f. Signage shall meet or exceed the Seabrook Code of Ordinances.

V. UTILITIES

All onsite utilities shall be designed and constructed per Seabrook requirements. Water service will be provided from an existing City of Seabrook waterline located in Red Bluff right-of-way. To service the development with sanitary sewer, an approximately 2,400 linear foot off-site force main extension will be required. Sanitary sewer will be pumped to an existing manhole in Red Bluff right-of-way.

VI. DEVELOPMENT SCHEDULE

It is anticipated that after the entitlement process is completed, there will be a 4-6 month design period followed by a 18-24 month construction period, mainly subject to weather conditions and available construction components.

VIII. EXHIBITS

- a. D-1 – Building Rendering – View from Red Bluff Road
- b. D-2 – Building Rendering – View from Port Houston Road
- c. D-3 – Rendered Site Plan
- d. D-4 – Overall Floor Plan
- e. D-5 – Rendered Elevations and Building Materials
- f. D-6 – Site Setback Plan
- g. D-7 – Site Signage Plan
- h. D-8 – Area Location Map Aerial
- i. D-9 – Aerial Exhibit
- j. D-10 – Survey & Legal Description
- k. D-11 – Landscape Plan
- l. D-12 – Utility Plan



Date	Description	No.
Revisions		



LANGAN

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840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPB FIRM REG. #F-13709

Project
**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 1

Project No.	510170101
Date	4/23/2026
Drawn By	
Checked By	

**BUILDING
RENDERING**

D-1.1

A

B

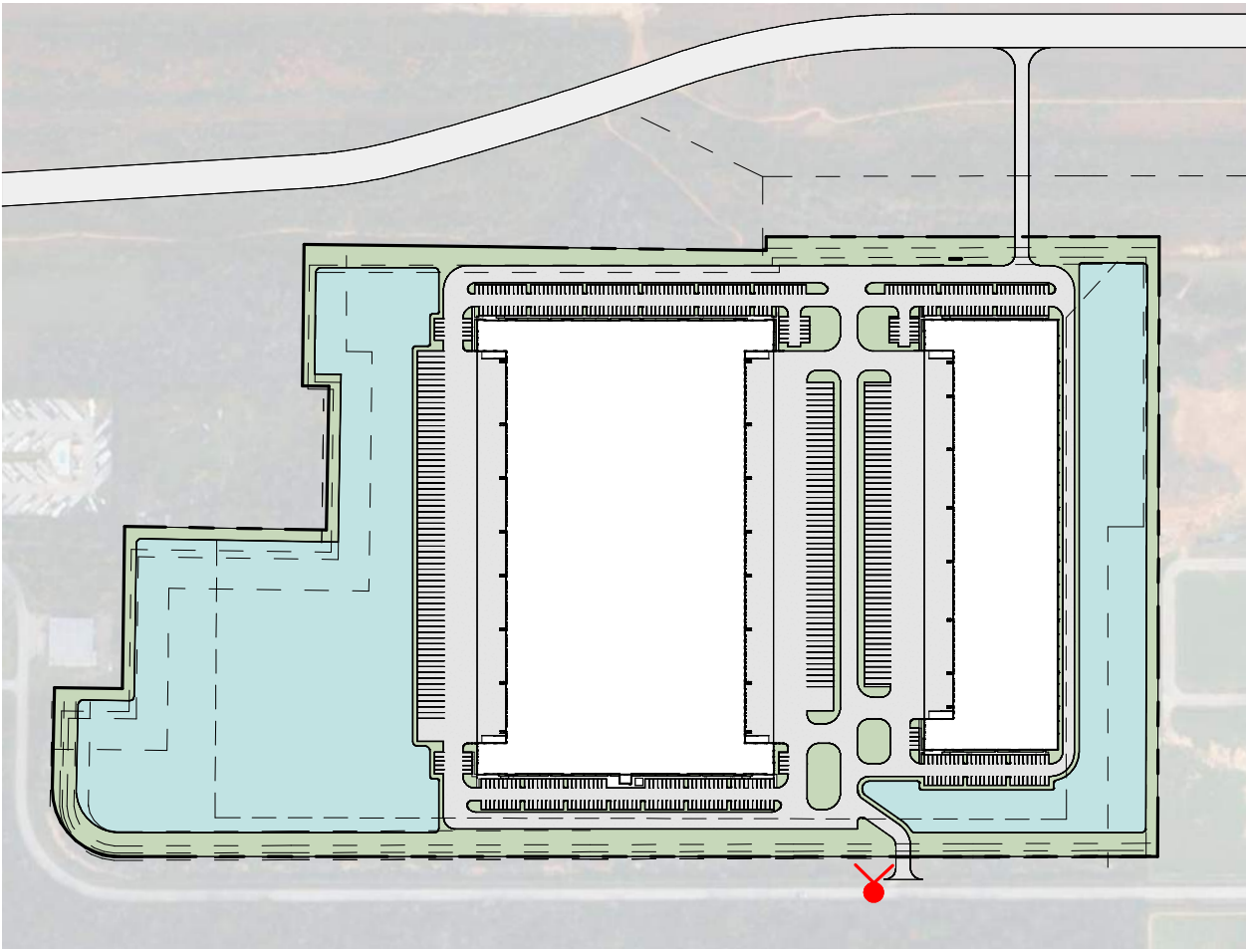
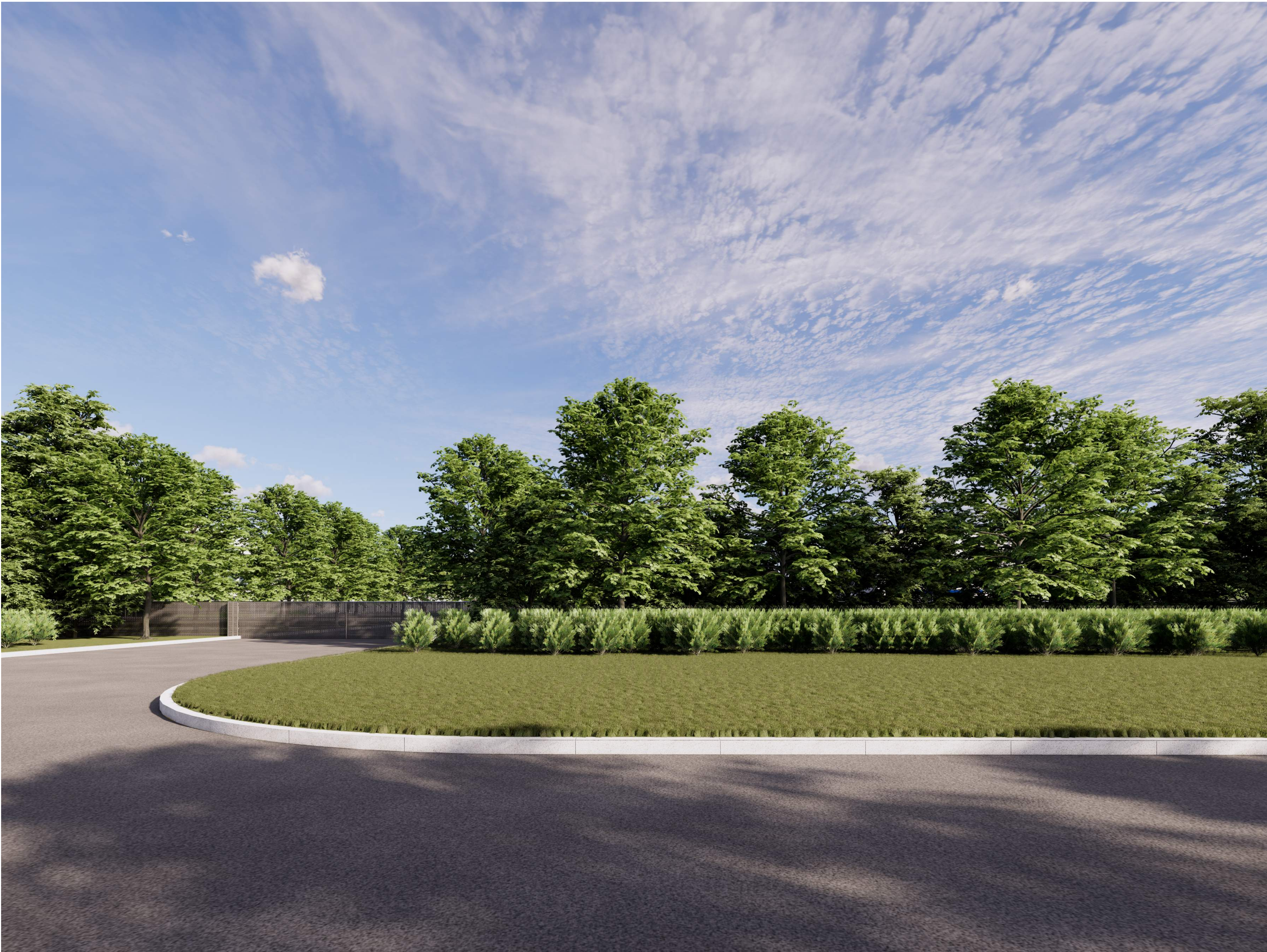
C

D

E

F

G



Date	Description	No.
Revisions		

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Interiors | Architecture | Brand

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Project

**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY

SEABROOK

Drawing Title

VIEW FROM RED BLUFF RD 2

Project No.

510170101

Date

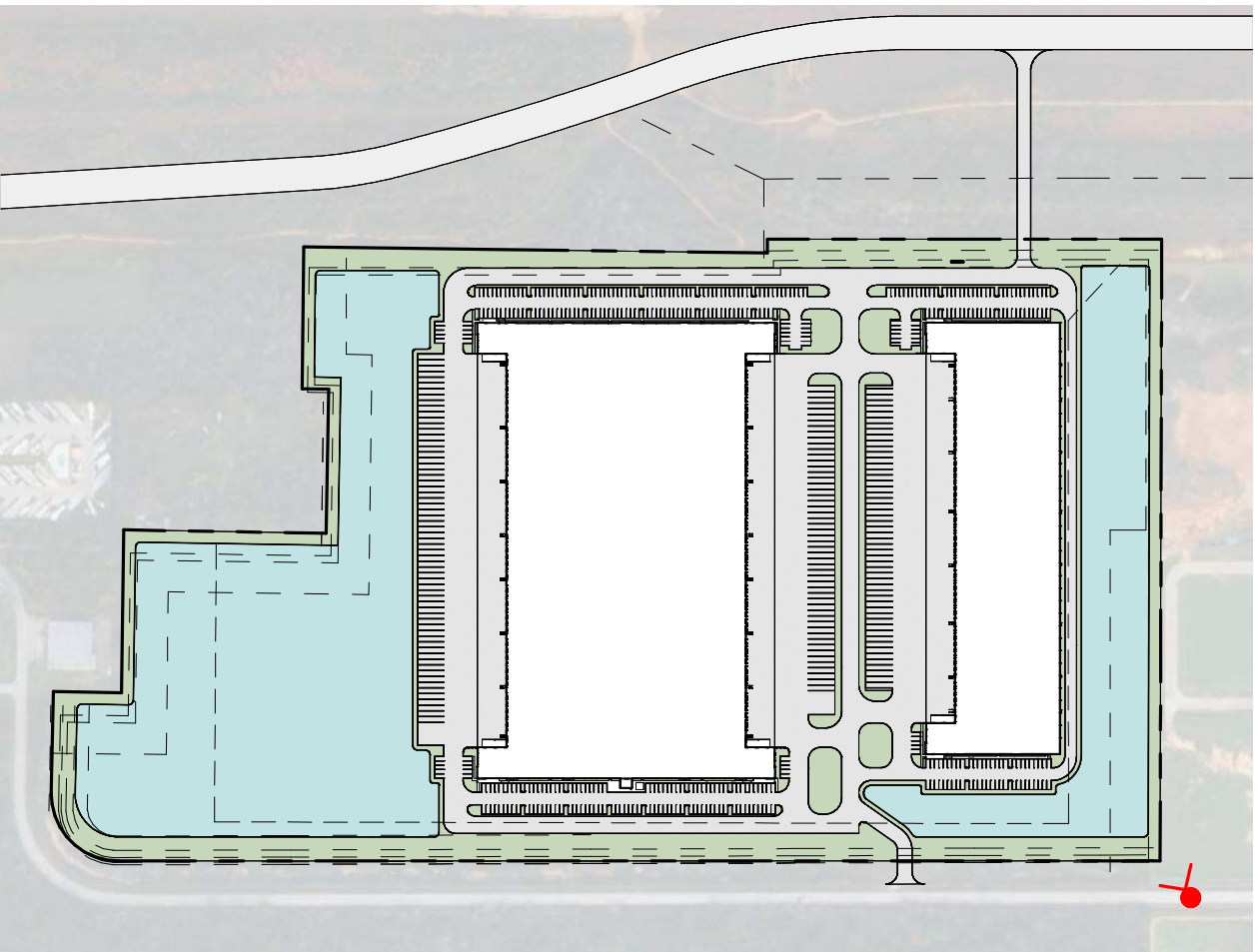
4/23/2026

Drawn By

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**BUILDING
RENDERING**

D-1.2



Date	Description	No.
Revisions		

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**SEABROOK
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HARRIS COUNTY

SEABROOK

Drawing Title

VIEW FROM RED BLUFF RD 3

TEXAS

Project No.

510170101

Date

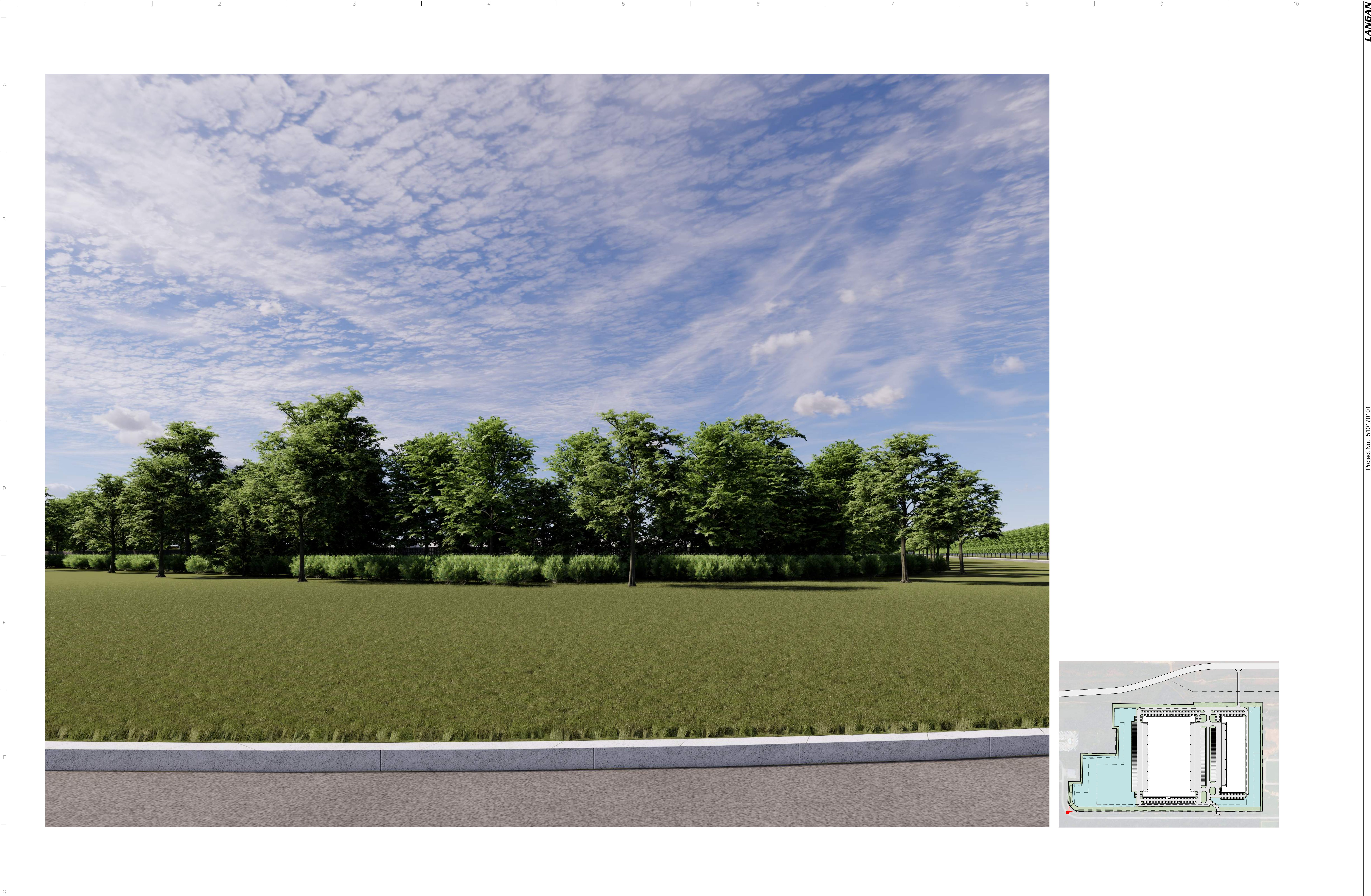
4/23/2026

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**BUILDING
RENDERING**

D-1.3



Date	Description	No.
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Project

**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY SEABROOK TEXAS

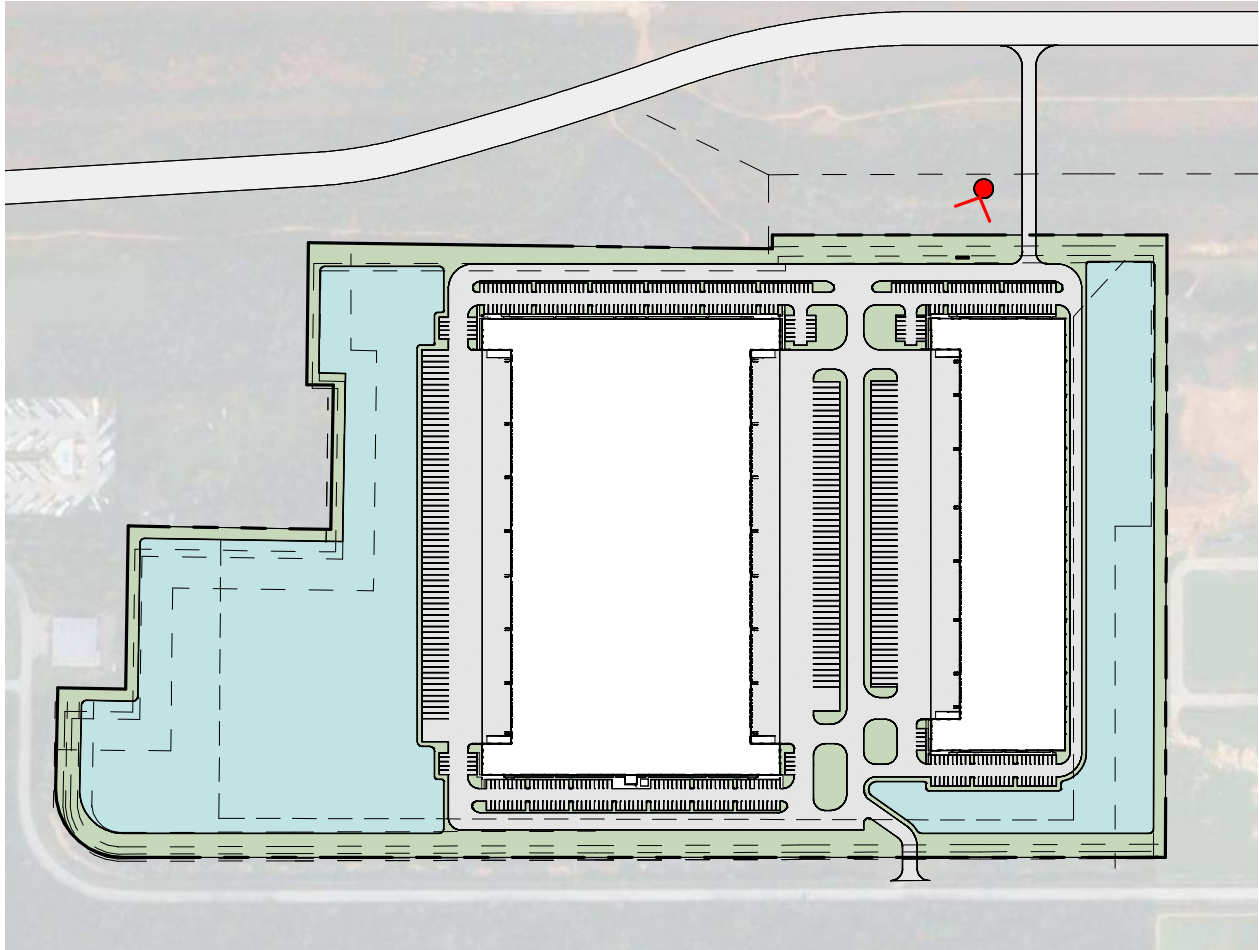
Drawing Title

VIEW FROM RED BLUFF RD 4

Project No.	510170101
Date	4/23/2026
Drawn By	
Checked By	

**BUILDING
RENDERING**

D-1.4



Date	Description	No.
Revisions		



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Project
**SEABROOK
(CONSTELLATION)**

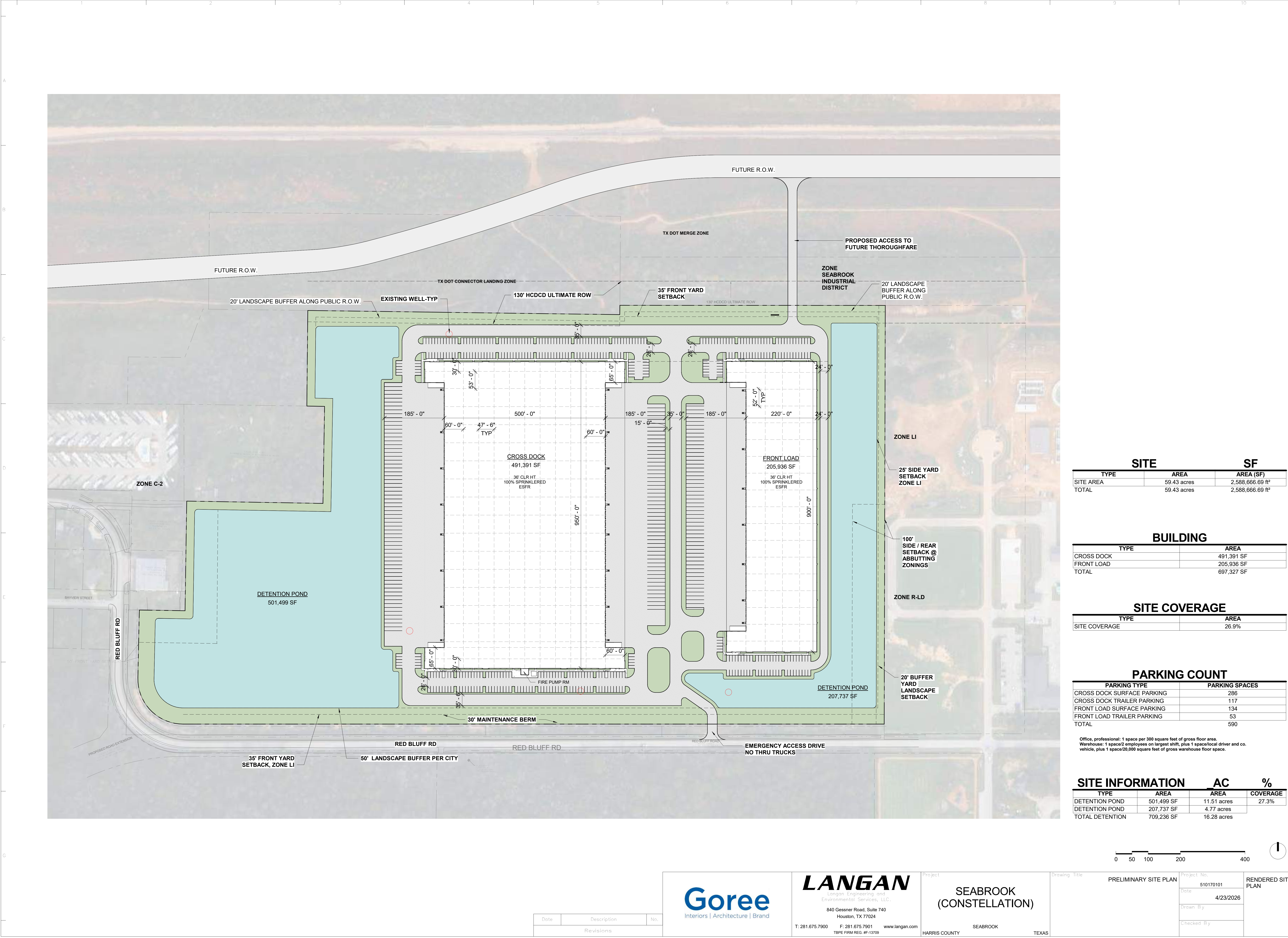
HARRIS COUNTY SEABROOK TEXAS

VIEW FROM NORTH ROAD

Project No.	510170101
Date	4/23/2026
Drawn By	
Checked By	

BUILDING
RENDERING

D-2.1



SITE		SF
TYPE	AREA	AREA (SF)
SITE AREA	59.43 acres	2,588,666.69 ft²
TOTAL	59.43 acres	2,588,666.69 ft²

BUILDING	
TYPE	AREA
CROSS DOCK	491,391 SF
FRONT LOAD	205,936 SF
TOTAL	697,327 SF

SITE COVERAGE	
TYPE	AREA
SITE COVERAGE	26.9%

PARKING COUNT	
PARKING TYPE	PARKING SPACES
CROSS DOCK SURFACE PARKING	286
CROSS DOCK TRAILER PARKING	117
FRONT LOAD SURFACE PARKING	134
FRONT LOAD TRAILER PARKING	53
TOTAL	590

Office, professional: 1 space per 300 square feet of gross floor area.
Warehouse: 1 space/2 employees on largest shift, plus 1 space/local driver and co. vehicle, plus 1 space/20,000 square feet of gross warehouse floor space.

SITE INFORMATION		AC	%
TYPE	AREA	AREA	COVERAGE
DETENTION POND	501,499 SF	11.51 acres	27.3%
DETENTION POND	207,737 SF	4.77 acres	
TOTAL DETENTION	709,236 SF	16.28 acres	

Date	Description	No.
Revisions		



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Project
**SEABROOK
(CONSTELLATION)**
SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
PRELIMINARY SITE PLAN

Project No.
510170101

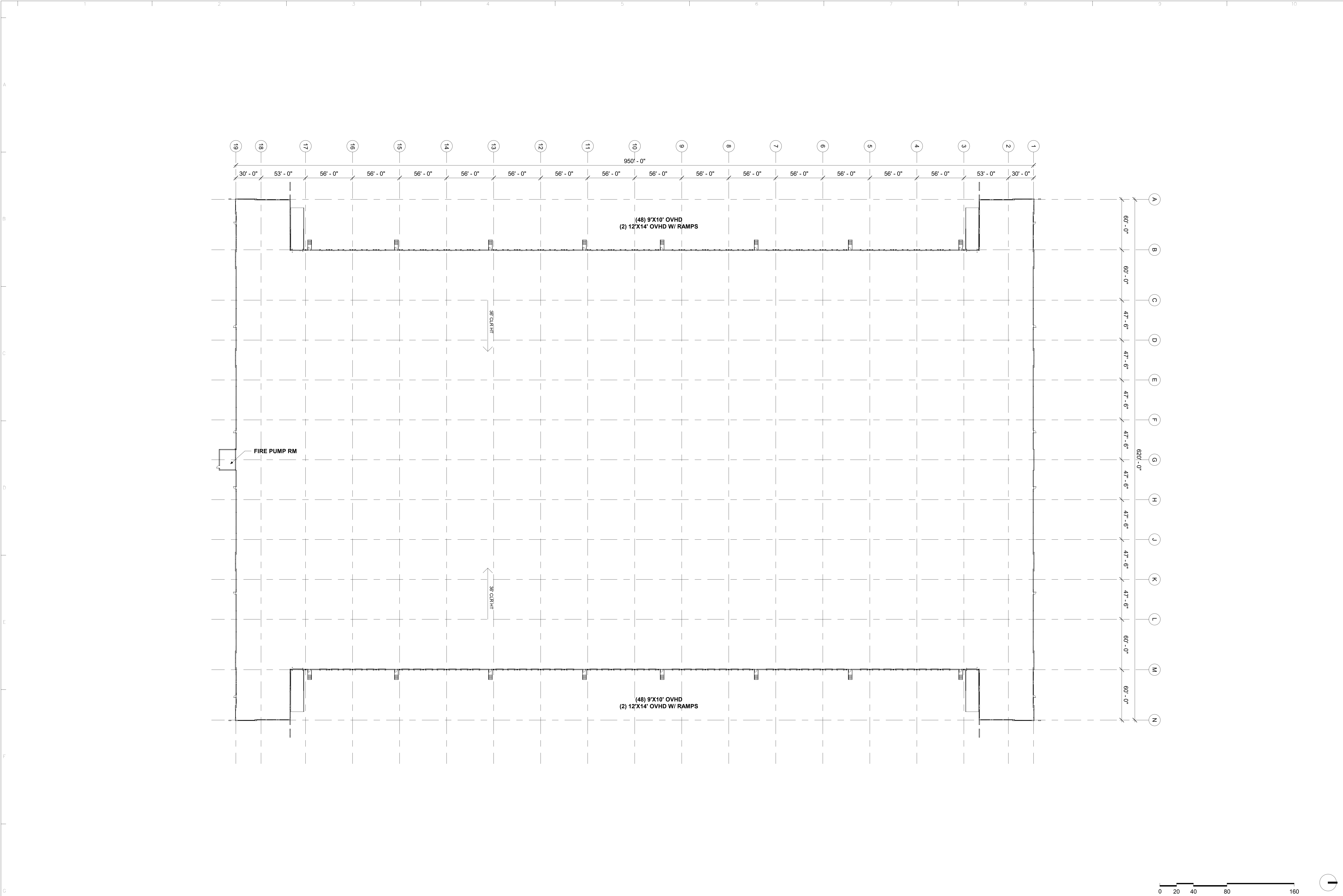
Date
4/23/2026

Drawn By

Checked By

RENDERED SITE
PLAN

D-3



<table><tr><td>Date</td><td>Description</td><td>No.</td></tr><tr><td colspan="3">Revisions</td></tr></table>	Date	Description	No.	Revisions			Goree Interiors Architecture Brand LANGAN Langan Engineering and Environmental Services, LLC. 840 Gessner Road, Suite 740 Houston, TX 77024 T: 281.675.7900 F: 281.675.7901 www.langan.com TBPB FIRM REG. #F-13709	Project SEABROOK (CONSTELLATION) SEABROOK HARRIS COUNTY TEXAS	Drawing Title OVERALL FLOOR PLAN - CROSS DOCK	Project No. 510170101	OVERALL FLOOR PLAN
	Date	Description	No.								
	Revisions										
	Date 4/23/2026	Drawn By									
Checked By											
D-4.1											



Date	Description	No.
Revisions		

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TBPB FIRM REG. #F-13709

Project	SEABROOK (CONSTELLATION)
HARRIS COUNTY	SEABROOK TEXAS

Drawing Title	BUILDING IMAGE - CROSS DOCK
Project No.	510170101
Date	4/23/2026
Drawn By	
Checked By	

BUILDING RENDERING
D-5.1.2



City of Seabrook Municode
Light Industrial Elevation Design Guidelines:

3.14.05. Height: No building or structure may exceed 80 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, bellies, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

3.14.12. External architectural finishes: On any new or rebuilt structure located on a tract or lot abutting a street, road or highway, or abutting the waterways of Clear Creek or Clear Lake or Galveston Bay or Taylor Lake or any slough or body of water subject to the ebb and flow of tidal water from any one or more of those navigable waterways, the entire width and length and 66 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, road, highway or navigable waterway shall be constructed of one or more of the following materials:

A.Architectural brick.B.Architectural block such as broken face or fluted or other decoratively patterned face block.C.Precast or cast-in-place concrete.D.Glass.E.Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.F.Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials.G.Wood.
The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: Metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

3.14.13. Exterior materials: The exterior walls of all structures, other than accessory structures, shall consist of no less than 40-percent masonry or decorative concrete.

Date	Description	No.
Revisions		

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TBP# FIRM REG. #F-13709

Project

**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY

SEABROOK

Drawing Title

CROSS DOCK ELEVATIONS

Project No.

510170101

Date

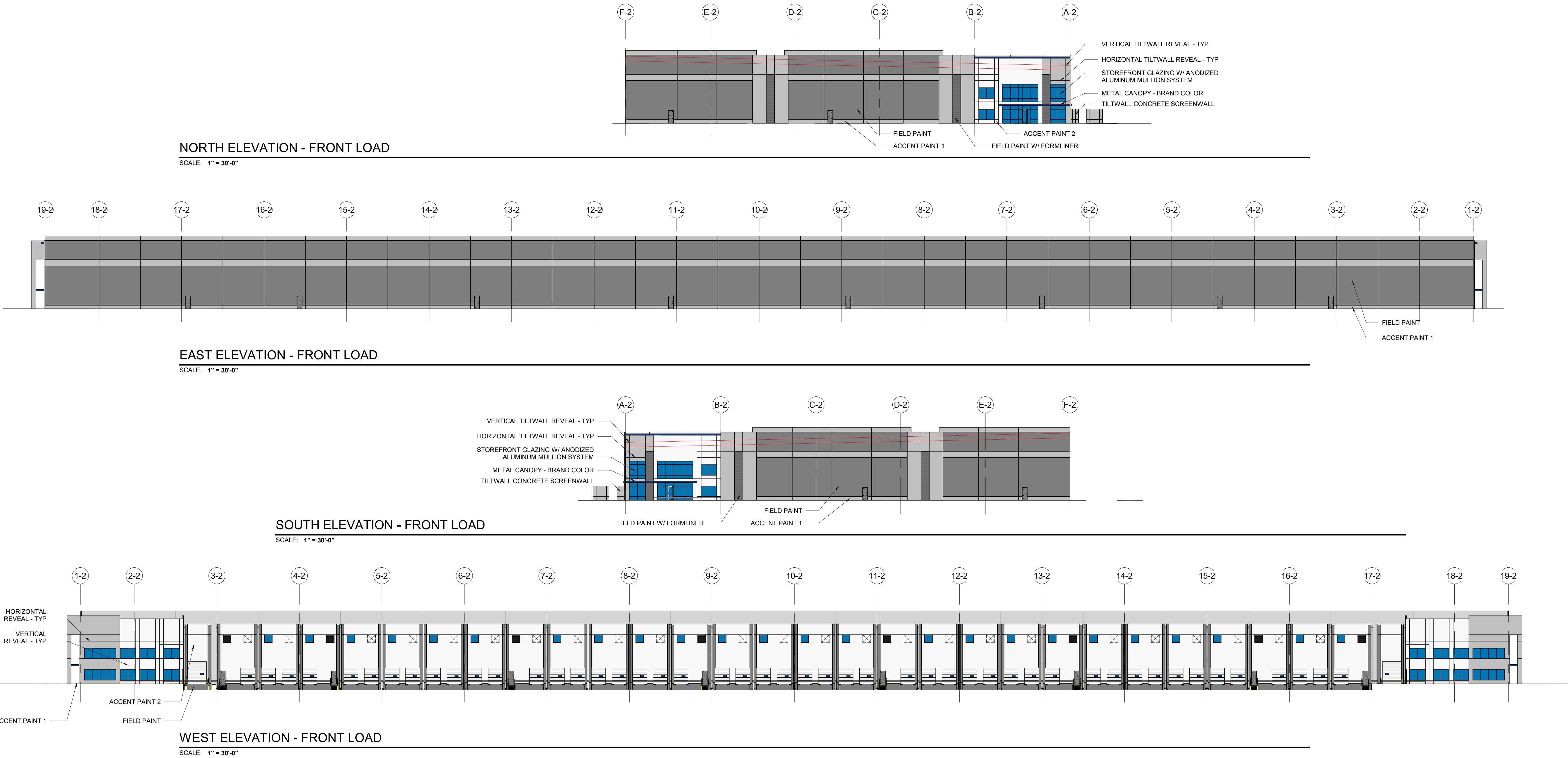
4/23/2026

Drawn By

Checked By

**OVERALL
FLOOR PLAN**

D-5.1



**City of Seabrook Municode
Light Industrial Elevation Design Guidelines:**

3.14.05. Height: No building or structure may exceed 80 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, belltowers, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

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A. Architectural brick
B. Architectural block such as broken face or fluted or other decoratively patterned face block
C. Precast or cast-in-place concrete
D. Glass
E. Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels
F. Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials
G. Wood

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Date	Description	No.
Revisions		



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Project

**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY

SEABROOK

Drawn By

PRELIMINARY FRONT LOAD ELEVATIONS

Project No.

510170101

Date

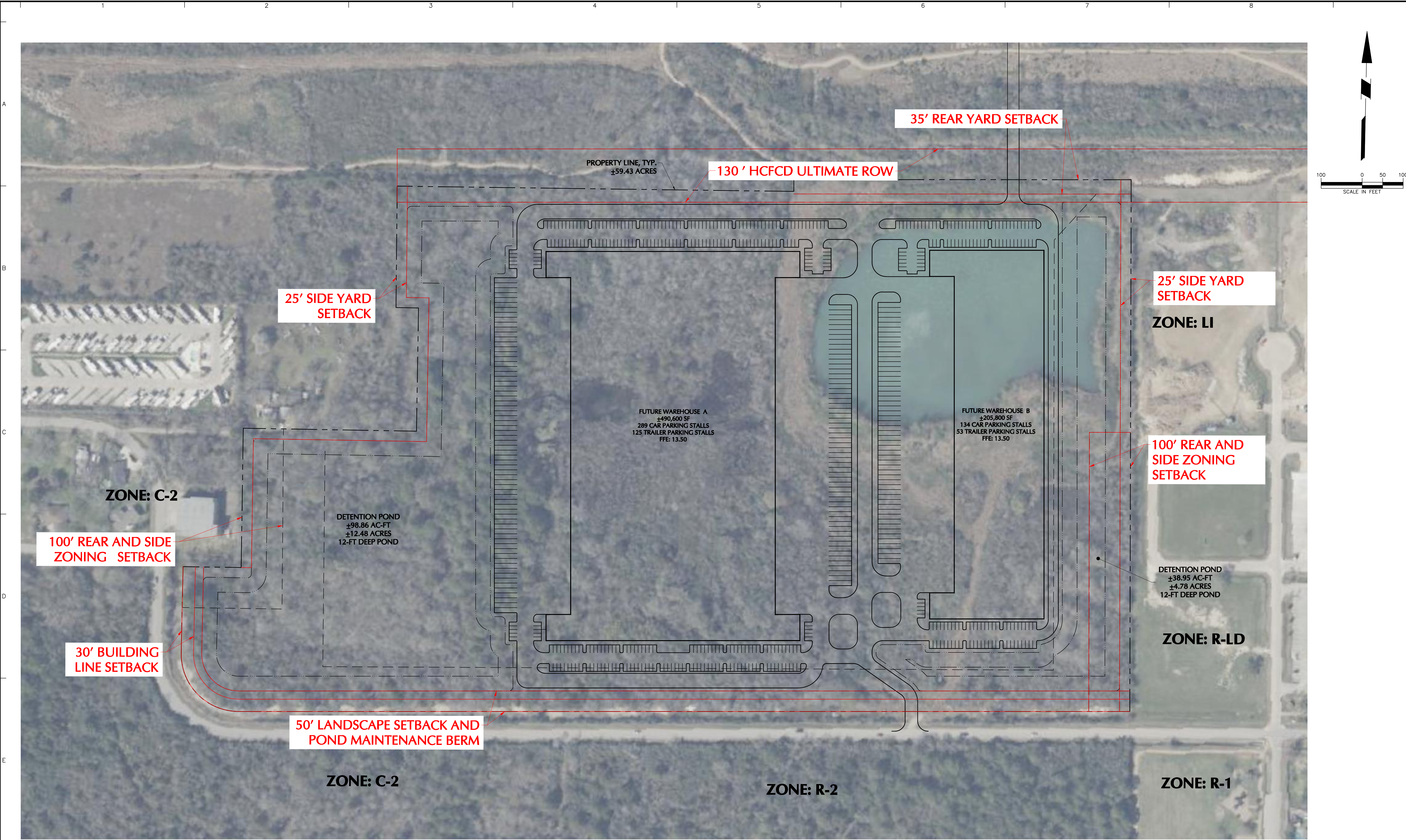
4/23/2026

Drawn By

Checked By

**OVERALL
ELEVATIONS**

D-5.2



Date	Description	No.
Revisions		

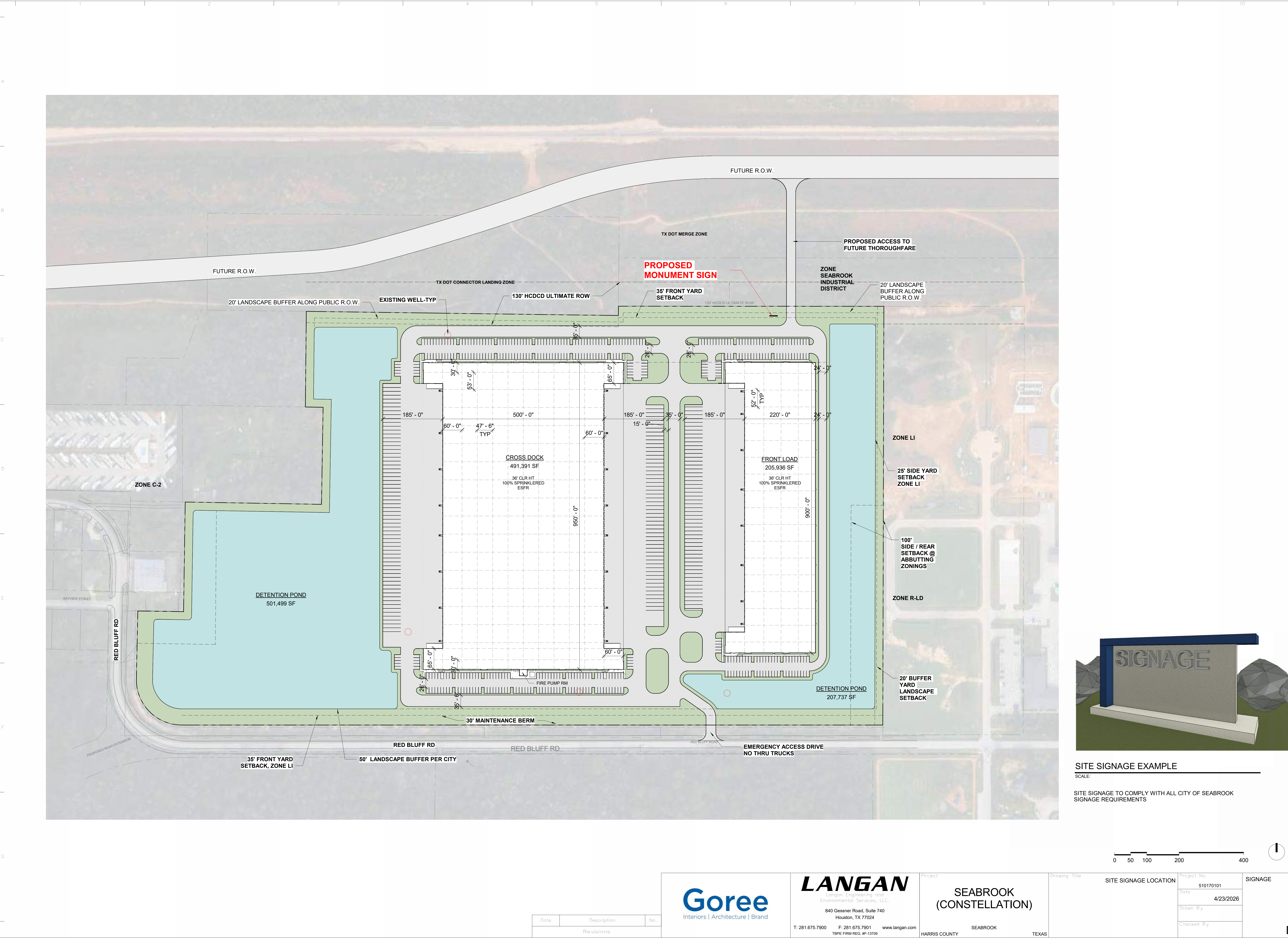
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TBPE FIRM REG. #F-13709

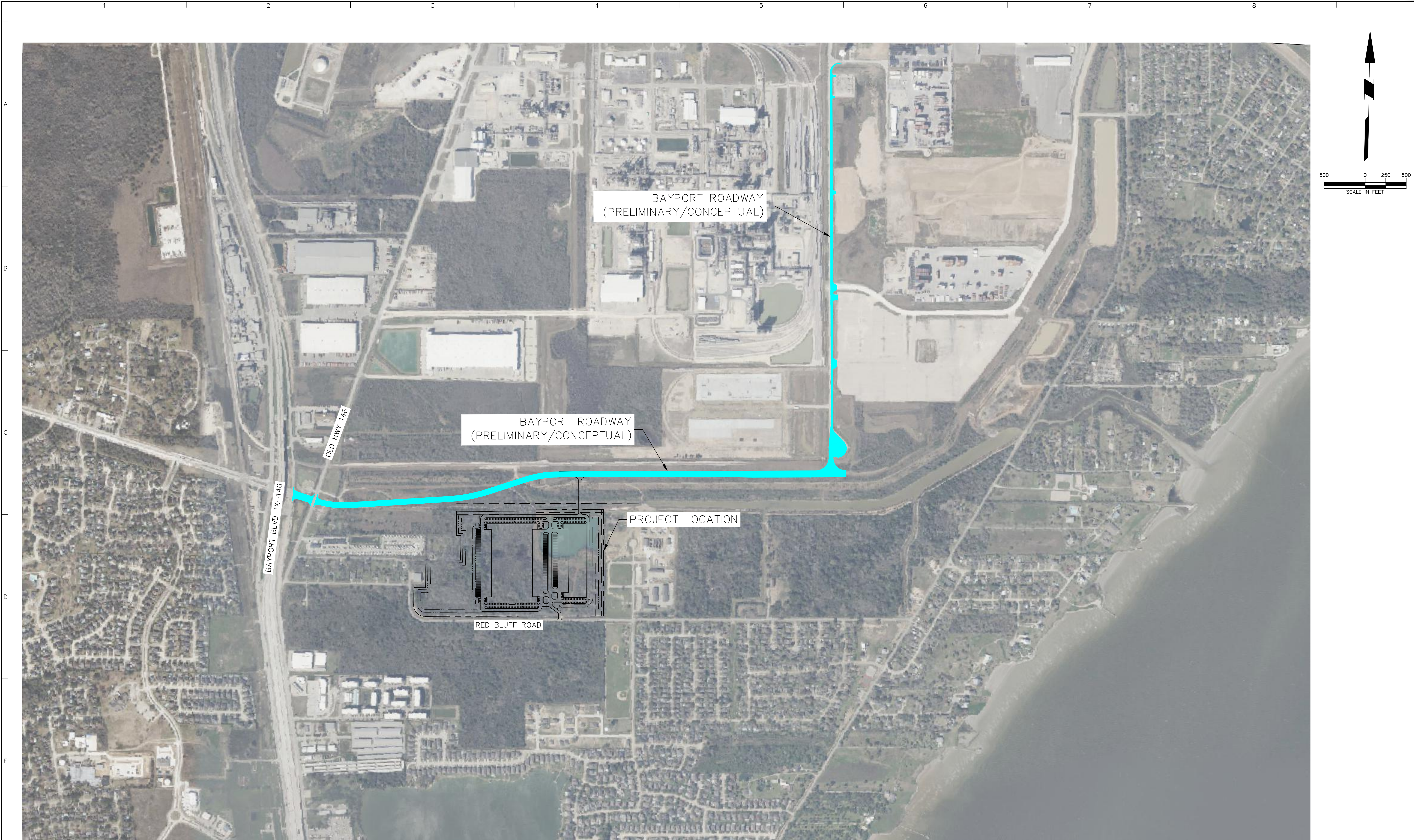
Project
**SEABROOK
(CONSTELLATION)**

SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
**SITE SETBACK
PLAN**

Project No. 510170101	D-6
Date 04/24/2026	
Drawn By DL	
Checked By AWP	





Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AREA LOCATION
MAP AERIAL

Project No.
510170101

Date
04/24/2026

Drawn By
DL

Checked By
AWP

EXHIBIT

D-8



Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AERIAL
EXHIBIT

Project No.
510170101

Date
04/23/2026

Drawn By
DL

Checked By
AWP

EXHIBIT

D-9

LANDSCAPE SUMMARY

SITE AREA = 2,588,667 SF
LANDSCAPE REQUIRED (15% OF SITE) = 388,300 SF
LANDSCAPE PROVIDED = 1,115,355 SF

STREET FRONTAGE = 2,605 LF
REQUIRED (1 TREE PER 50 LF OF FRONTAGE) = 52 TREES
PROVIDED = 4' TALL BERM, 110 LARGE TREES, 88 SMALL TREES

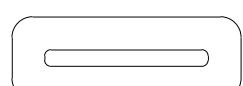
PARKING LOT ISLAND TREES
REQUIRED = 1 TREE PER 12 PARKING SPACES

TREES MUST MEET CITY OF SEABROOK LANDSCAPE REQUIREMENTS.

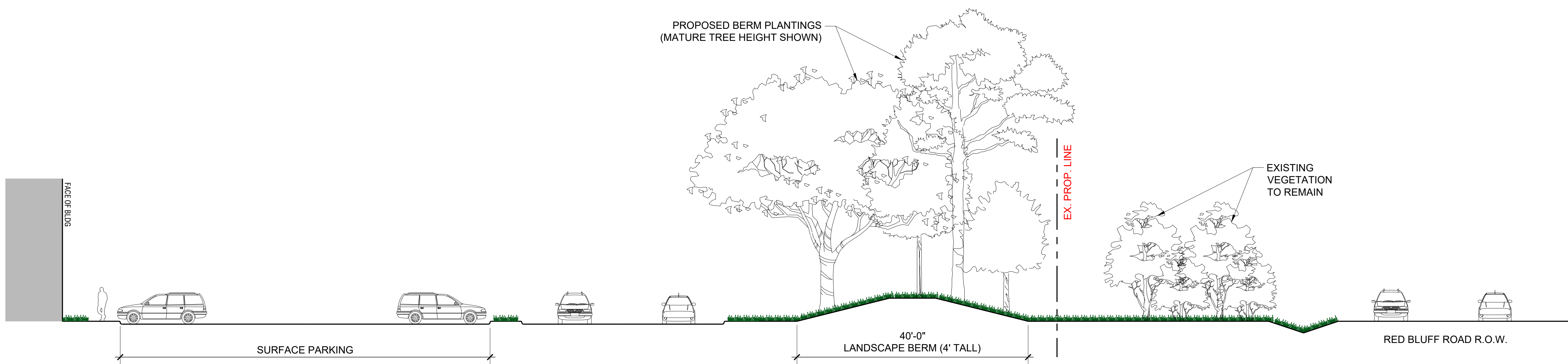
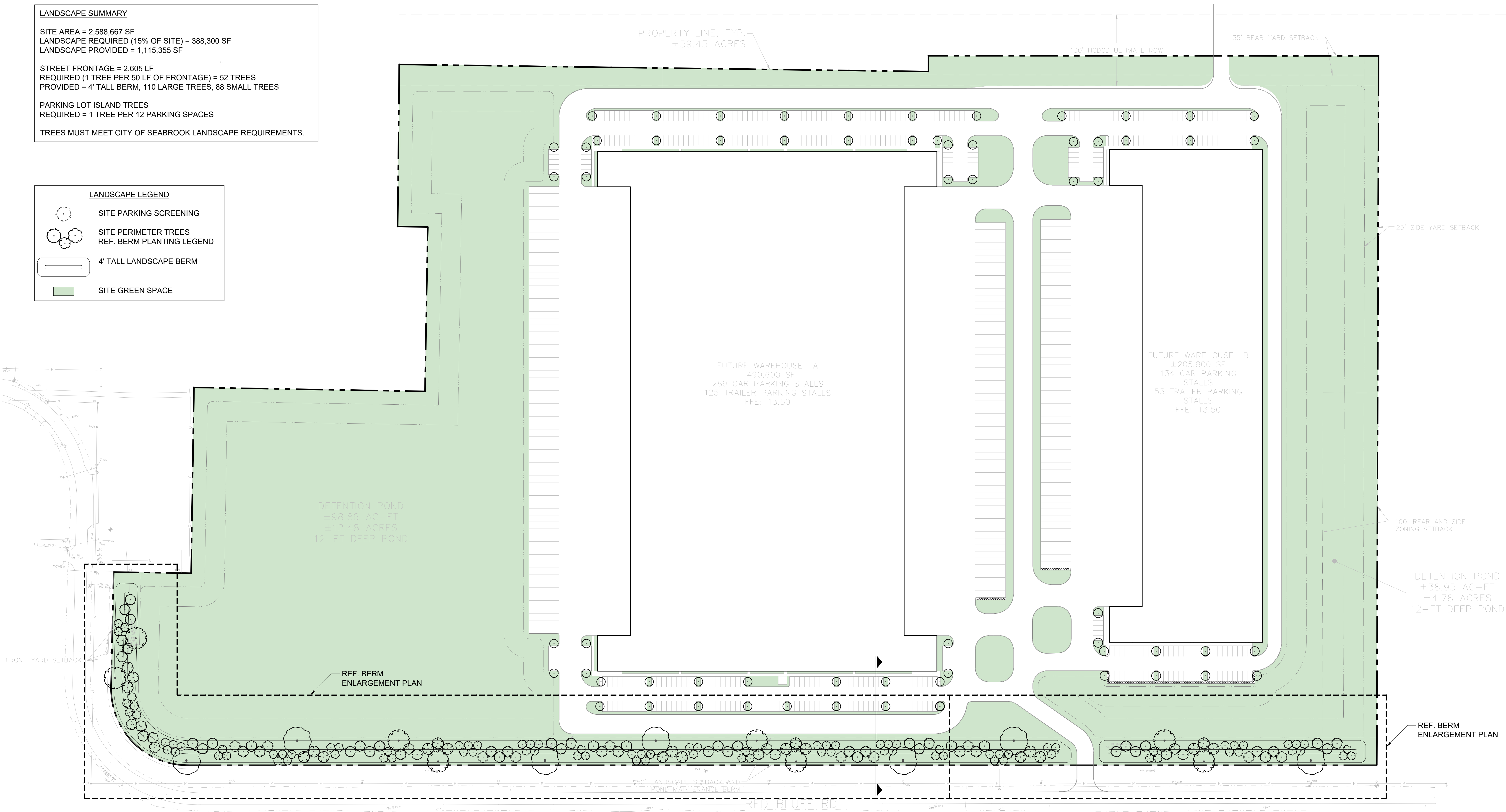
LANDSCAPE LEGEND

 SITE PARKING SCREENING

 SITE PERIMETER TREES
REF. BERM PLANTING LEGEND

 4' TALL LANDSCAPE BERM

 SITE GREEN SPACE



SCALE
1" = 80'-0"

0' 40' 80' 160'

NORTH

1 SECTION - RED BLUFF ROAD (LOOKING EAST)
1" = 10'-0"

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Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

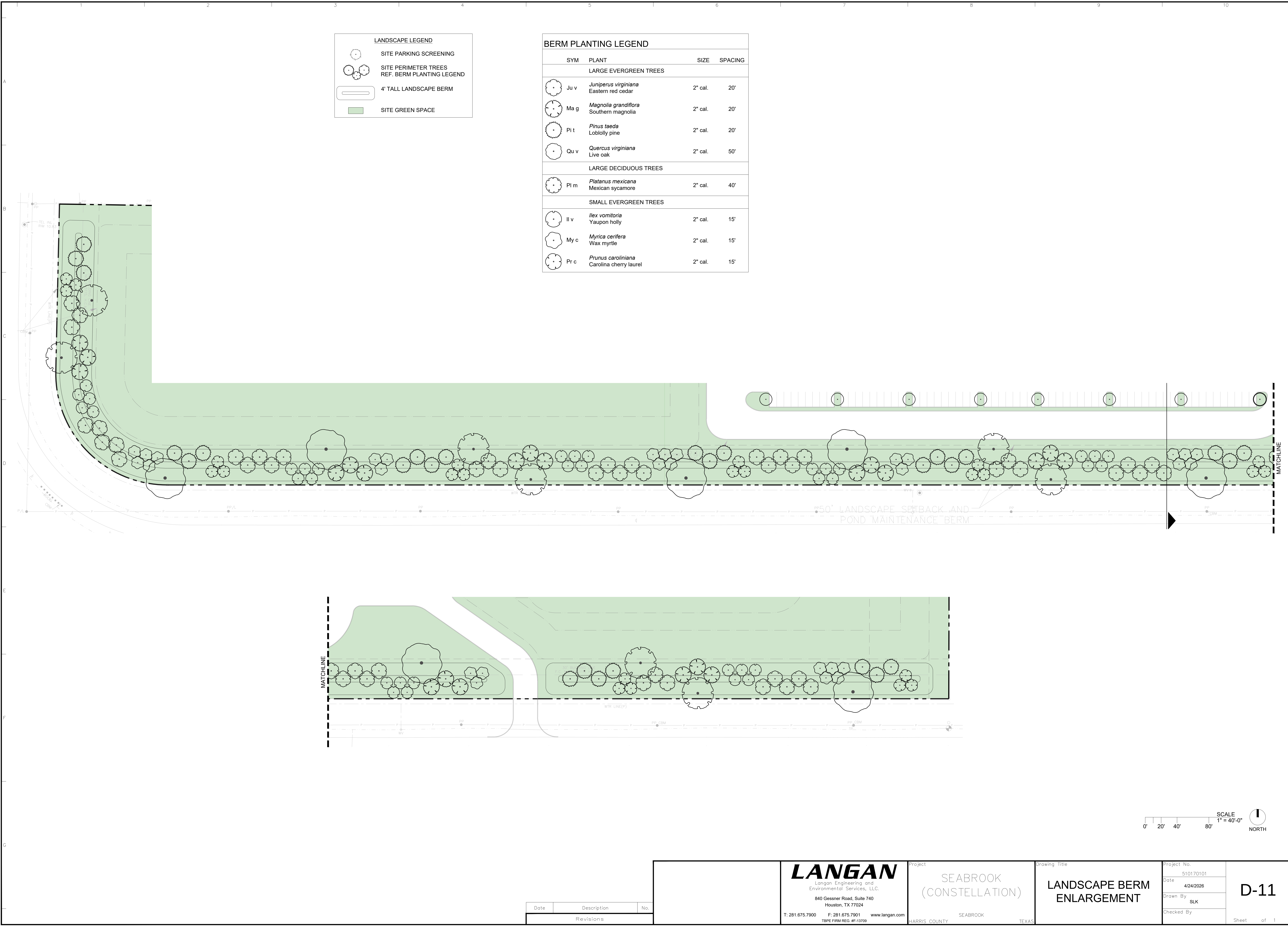
Drawing Title
LANDSCAPE
KEY PLAN

Project No.
510170101
Date
4/24/2026
Drawn By
SLK
Checked By

D-11
Sheet of 1

LANDSCAPE LEGEND	
	SITE PARKING SCREENING
	SITE PERIMETER TREES REF. BERM PLANTING LEGEND
	4' TALL LANDSCAPE BERM
	SITE GREEN SPACE

BERM PLANTING LEGEND			
SYM	PLANT	SIZE	SPACING
LARGE EVERGREEN TREES			
	Ju v <i>Juniperus virginiana</i> Eastern red cedar	2" cal.	20'
	Ma g <i>Magnolia grandiflora</i> Southern magnolia	2" cal.	20'
	Pi t <i>Pinus taeda</i> Loblolly pine	2" cal.	20'
	Qu v <i>Quercus virginiana</i> Live oak	2" cal.	50'
LARGE DECIDUOUS TREES			
	Pl m <i>Platanus mexicana</i> Mexican sycamore	2" cal.	40'
SMALL EVERGREEN TREES			
	Il v <i>Ilex vomitoria</i> Yaupon holly	2" cal.	15'
	My c <i>Myrica cerifera</i> Wax myrtle	2" cal.	15'
	Pr c <i>Prunus caroliniana</i> Carolina cherry laurel	2" cal.	15'



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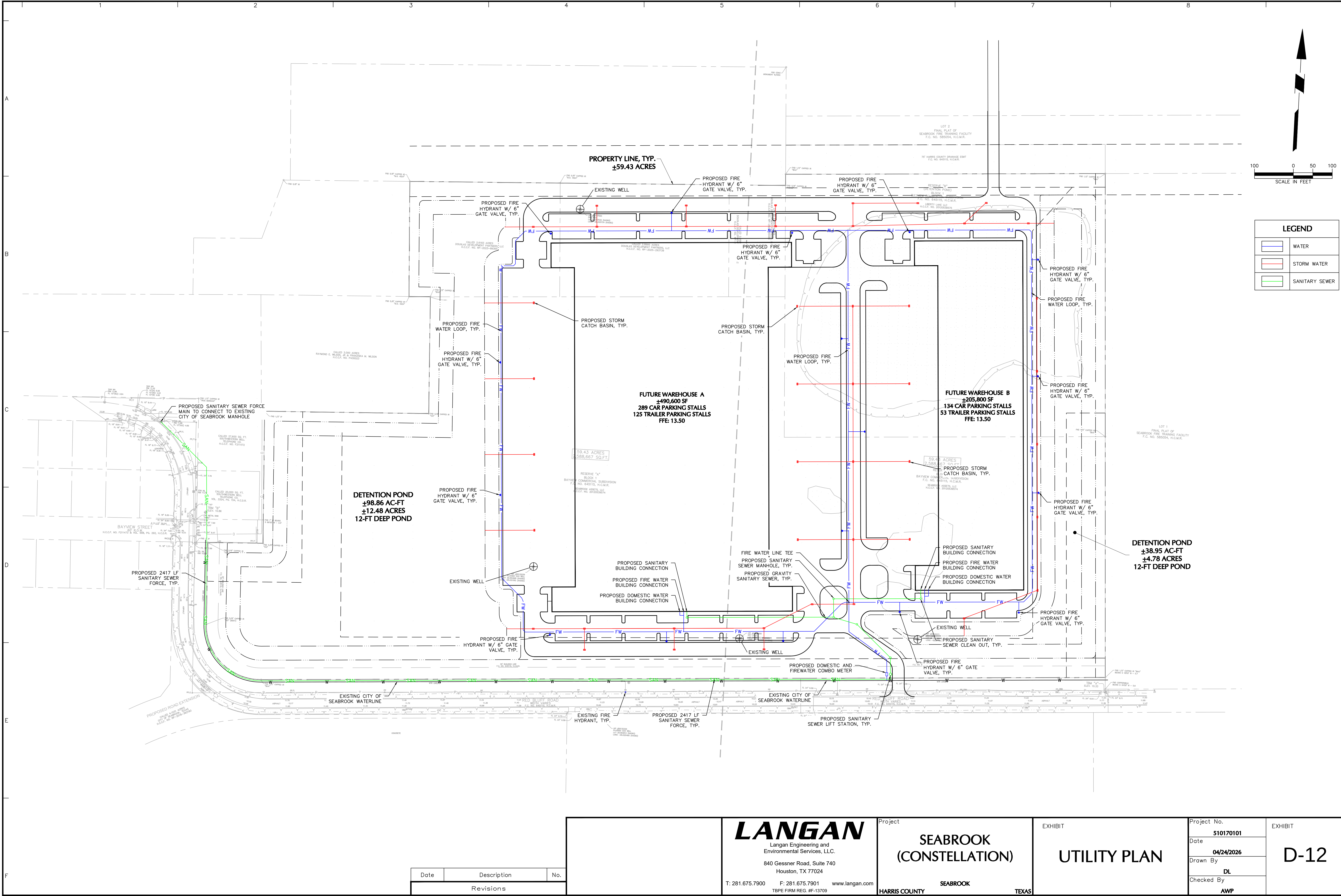
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HARRIS COUNTY TEXAS

Drawing Title
**LANDSCAPE BERM
ENLARGEMENT**

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510170101
Date
4/24/2026
Drawn By
SLK
Checked By

D-11

Sheet of 1



Project No. 510170101

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Project
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(CONSTELLATION)**
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HARRIS COUNTY TEXAS

EXHIBIT
UTILITY PLAN

Project No. 510170101	EXHIBIT D-12
Date 04/24/2026	
Drawn By DL	
Checked By AWP	



JUNE 18, 2026

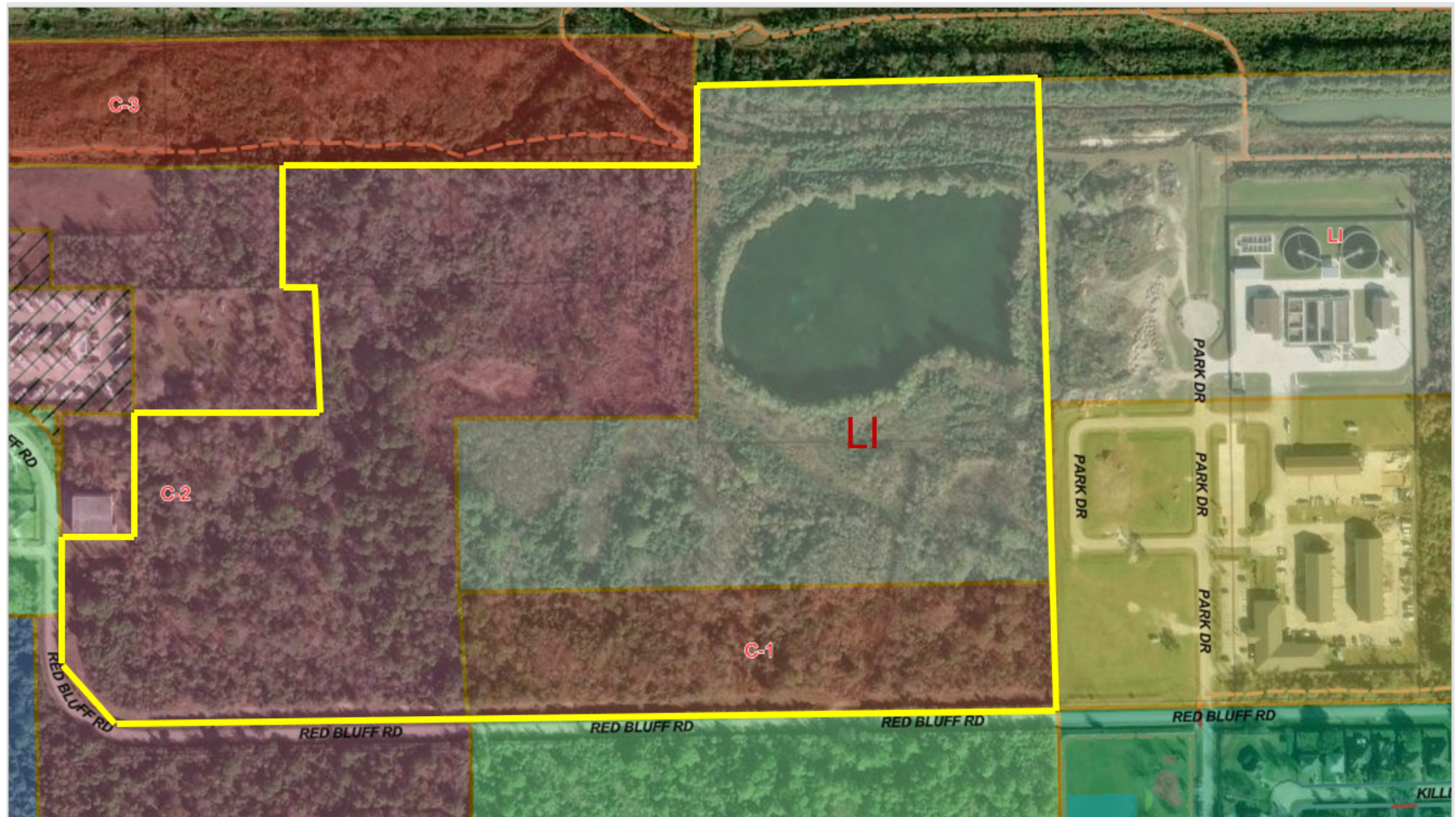
Planning and Zoning Commission Meeting

Constellation Realty Partners has submitted a Preliminary Planned Unit Development (PUD) application for approximately 59.65 acres of vacant land located between Red Bluff Road and the proposed Port Houston roadway, commonly referred to as the Lazzari Tract. The property is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial), and LI (Light Industrial).

The proposed Preliminary PUD would facilitate the development of a distribution center consisting of two warehouse buildings totaling approximately 669,600 square feet. Building A is proposed at approximately 464,400 square feet, and Building B at approximately 205,200 square feet, with both structures limited to a maximum height of 50 feet.

The Preliminary PUD establishes development standards governing site layout, landscaping, signage, parking, drainage, utilities, and trucking operations. Water service would be provided by the City of Seabrook, and the development would include construction of an offsite sanitary sewer force main extension to serve the property.

If approved, the applicant anticipates a 4 to 6-month design phase, followed by an estimated 18 to 24-month construction period.



A Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

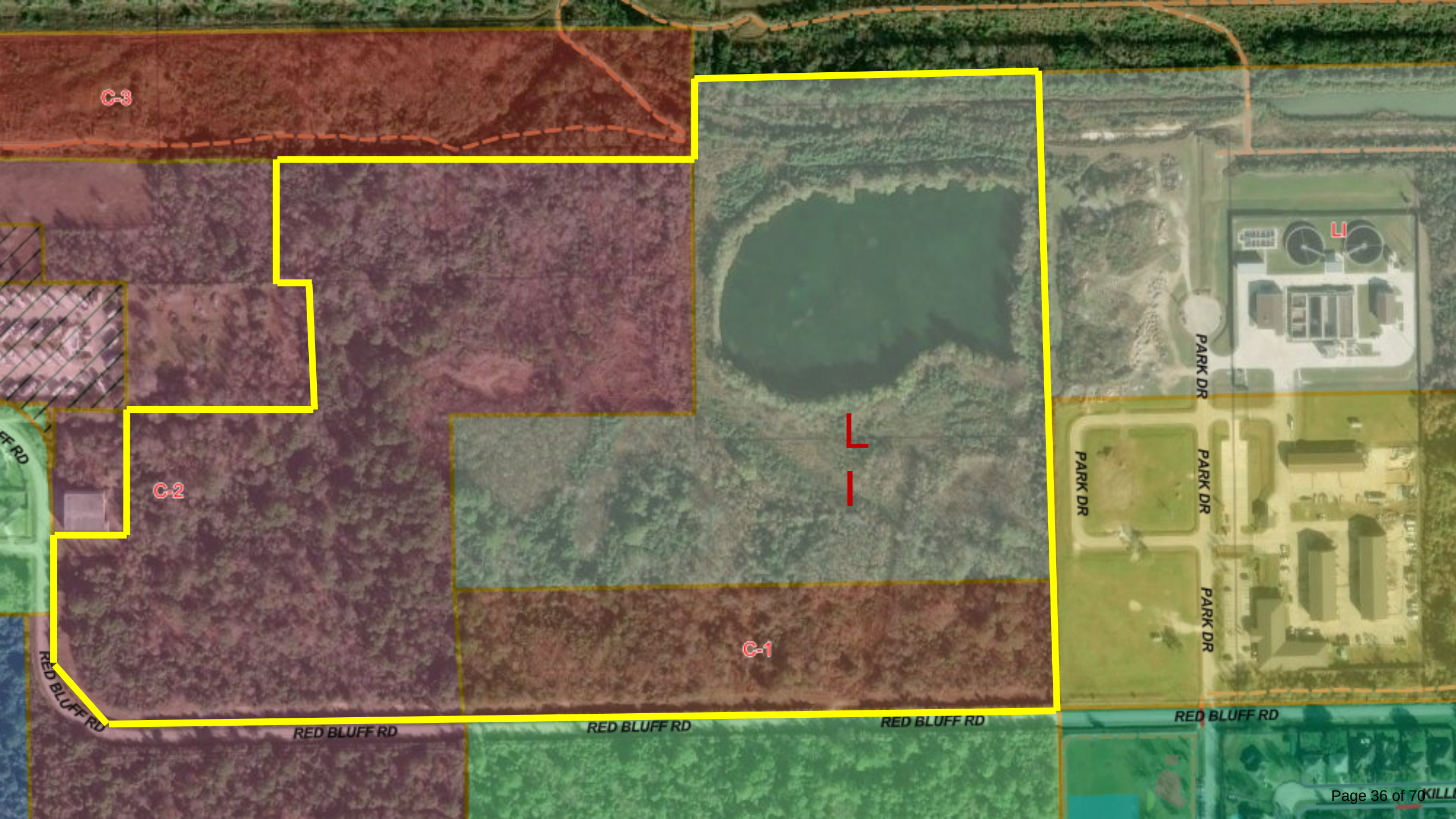
- ❑ PUD designation may be applied to property located within any zoning district within the City.
- ❑ PUD projects may cross two or more zoning districts.
- ❑ Not less than 20 percent of the land shall be reserved for "common open space.
- ❑ Mixed use projects involving both residential and commercial land use activities shall be permitted in any zoning district.
- ❑ The PUD serves as a Master Plan.
- ❑ The Final PUD Plan is Adopted by Ordinance.

Required Submissions:

Preliminary PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Preliminary PUD designation.

Final PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Final PUD designation. Prior to the approval of such designation, the landowner shall submit a final plan.

Questions?



Ordinance 2025-05

Exhibit B

Local Support Multi-Tenant

Distribution Center

Amended Planned Unit Development

Prepared for:

Constellation Realty Partners

Prepared by:

Langan Engineering and Environmental Services

Contents

I. Introduction

II. Project Description

- a. Site Analysis
- b. Compliance with Comprehensive Plan
- c. Justification
- d. Industrial Development

III. Zoning

- a. Proposed Zoning
- b. Land Use Table

IV. Development Regulations

- a. Architectural Standards
- b. Street and Circulation
- c. Permitted Land Uses
- d. Setbacks
- e. Landscaping
- f. Signage

V. Utilities

VI. Development Schedule

VII. Exhibits

I. INTRODUCTION

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

The proposed distribution is located at an unaddressed tract of land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. Please see Area Location Map (Exhibit A) for further details.

II. PROJECT DESCRIPTION

a. Site Analysis

The site totals approximately 59.65-acres of vacant land located between Red Bluff Road to the south and a new private Port Houston road to the north. The property to the east of the site is owned and occupied by various City of Seabrook facilities. The property to the west of the subject site is owned and occupied by an AT&T facility and short term rental and recreational vehicle resort. The subject site is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial) and LI (Light Industrial). The properties to the east of the subject site are zoned LI and R-LD (Light Industrial and Residential-Low Density). The properties to the north of the subject site are zoned LI and C-3 (Heavy Commercial). The properties to the west of the subject site are zoned C-2 (Medium Commercial). The properties to the south of the subject site are zoned R-2 (Residential-Single Family, Detached Small Lot), though a majority of the property is currently undeveloped. Site access will be provided for the site via a driveway connection to the proposed Port Houston roadway to the north. No access will be provided from Red Bluff Road except for fire department access. The site is comprised of multiple tracts that will be replatted as one.

b. Compliance with Comprehensive Plan

The proposed distribution center is in compliance with the Comprehensive Plan as it addresses development on a site that is best suited for this type of industrial development. Additionally, this development will help achieve its financial goals by providing additional tax revenue from the development.

c. Justification

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

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

III. ZONING

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

IV. DEVELOPMENT REGULATIONS

- a. All development standards established by either the approved PUD or Seabrook Code of Ordinances shall be complied with as of the date of approval.
- b. Exhibits A-1 through L-2 show proposed designs of the facility as well as site planning for parking, storm water detention and trucking operations.
- c. One new driveway from the proposed Port Houston Road shall serve as the only ingress and egress for the facility. No access will be allowed from Red Bluff except for fire department access.
- d. Building A will be approximately 464,400 square feet with a maximum height of 50 feet. Building B will be approximately 205,200 square feet with a maximum height of 50 feet. All required setbacks will be maintained.
- e. Landscaping shall meet or exceed Seabrook Code of Ordinances.
- f. Signage shall meet or exceed the Seabrook Code of Ordinances.

V. UTILITIES

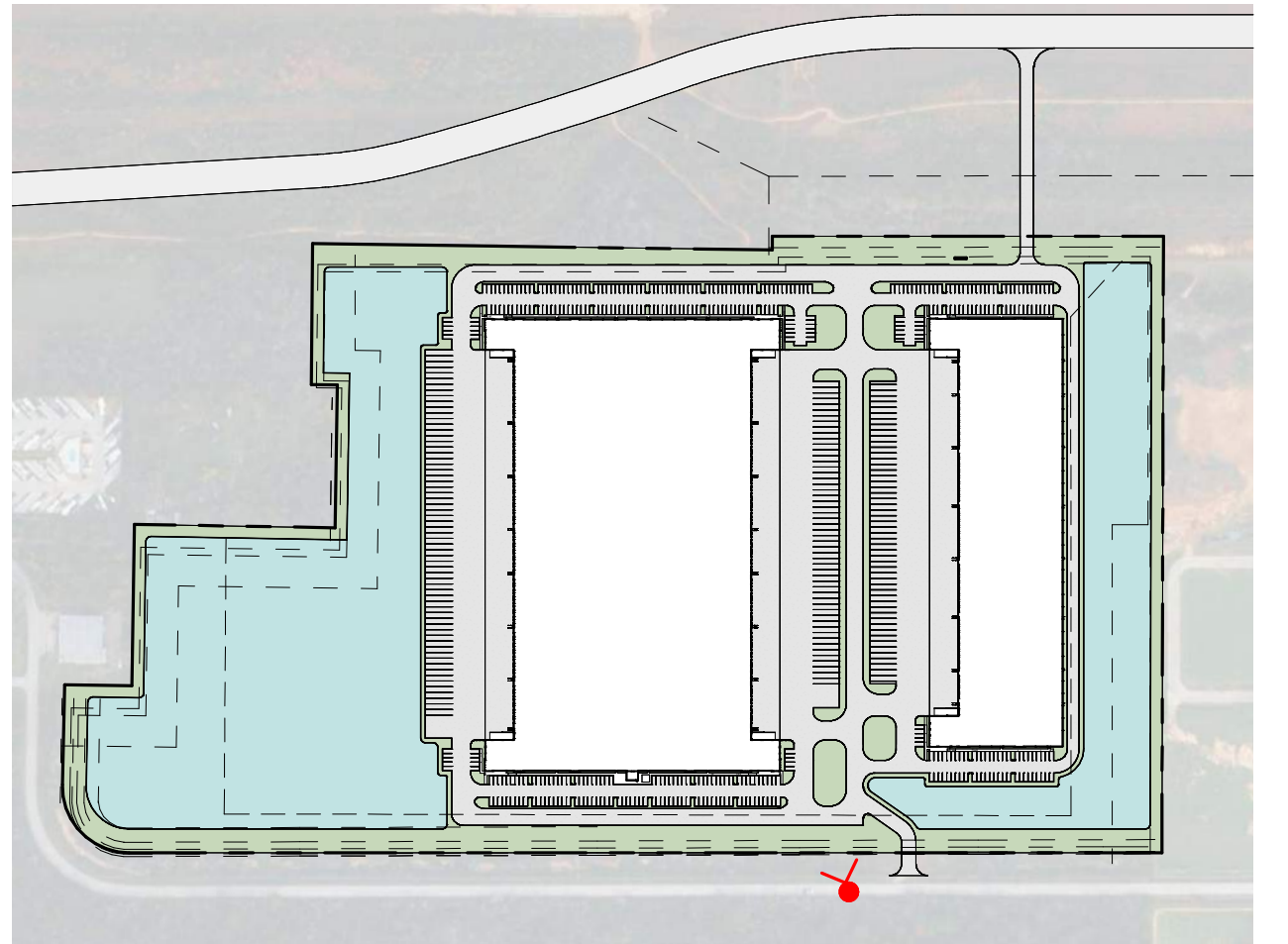
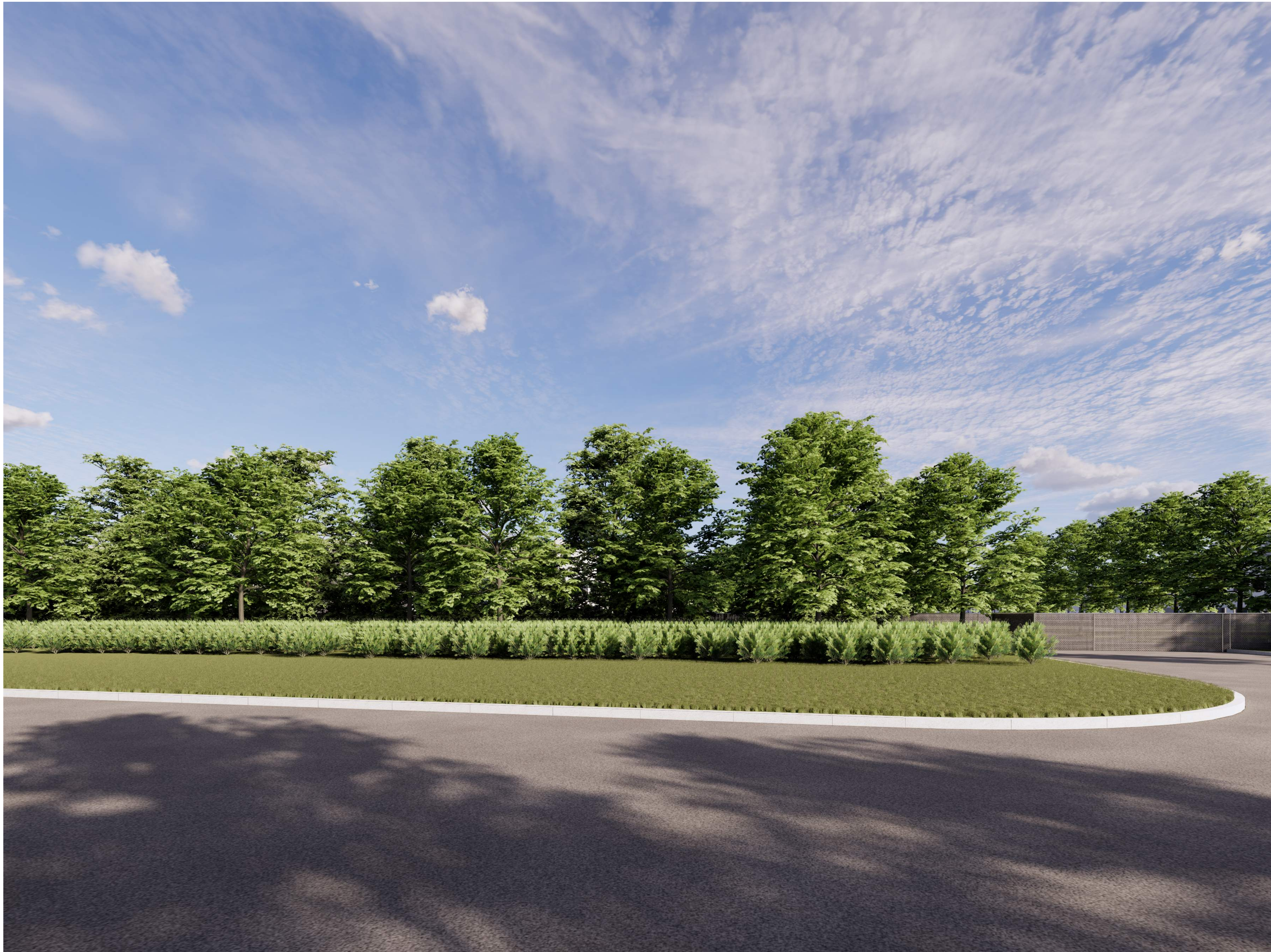
All onsite utilities shall be designed and constructed per Seabrook requirements. Water service will be provided from an existing City of Seabrook waterline located in Red Bluff right-of-way. To service the development with sanitary sewer, an approximately 2,400 linear foot off-site force main extension will be required. Sanitary sewer will be pumped to an existing manhole in Red Bluff right-of-way.

VI. DEVELOPMENT SCHEDULE

It is anticipated that after the entitlement process is completed, there will be a 4-6 month design period followed by a 18-24 month construction period, mainly subject to weather conditions and available construction components.

VIII. EXHIBITS

- a. D-1 – Building Rendering – View from Red Bluff Road
- b. D-2 – Building Rendering – View from Port Houston Road
- c. D-3 – Rendered Site Plan
- d. D-4 – Overall Floor Plan
- e. D-5 – Rendered Elevations and Building Materials
- f. D-6 – Site Setback Plan
- g. D-7 – Site Signage Plan
- h. D-8 – Area Location Map Aerial
- i. D-9 – Aerial Exhibit
- j. D-10 – Survey & Legal Description
- k. D-11 – Landscape Plan
- l. D-12 – Utility Plan



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Project

SEABROOK
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HARRIS COUNTY

SEABROOK

TEXAS

Drawing Title

VIEW FROM RED BLUFF RD 1

Project No.	510170101
Date	4/23/2026
Drawn By	
Checked By	

BUILDING
RENDERING

D-1.1

A

B

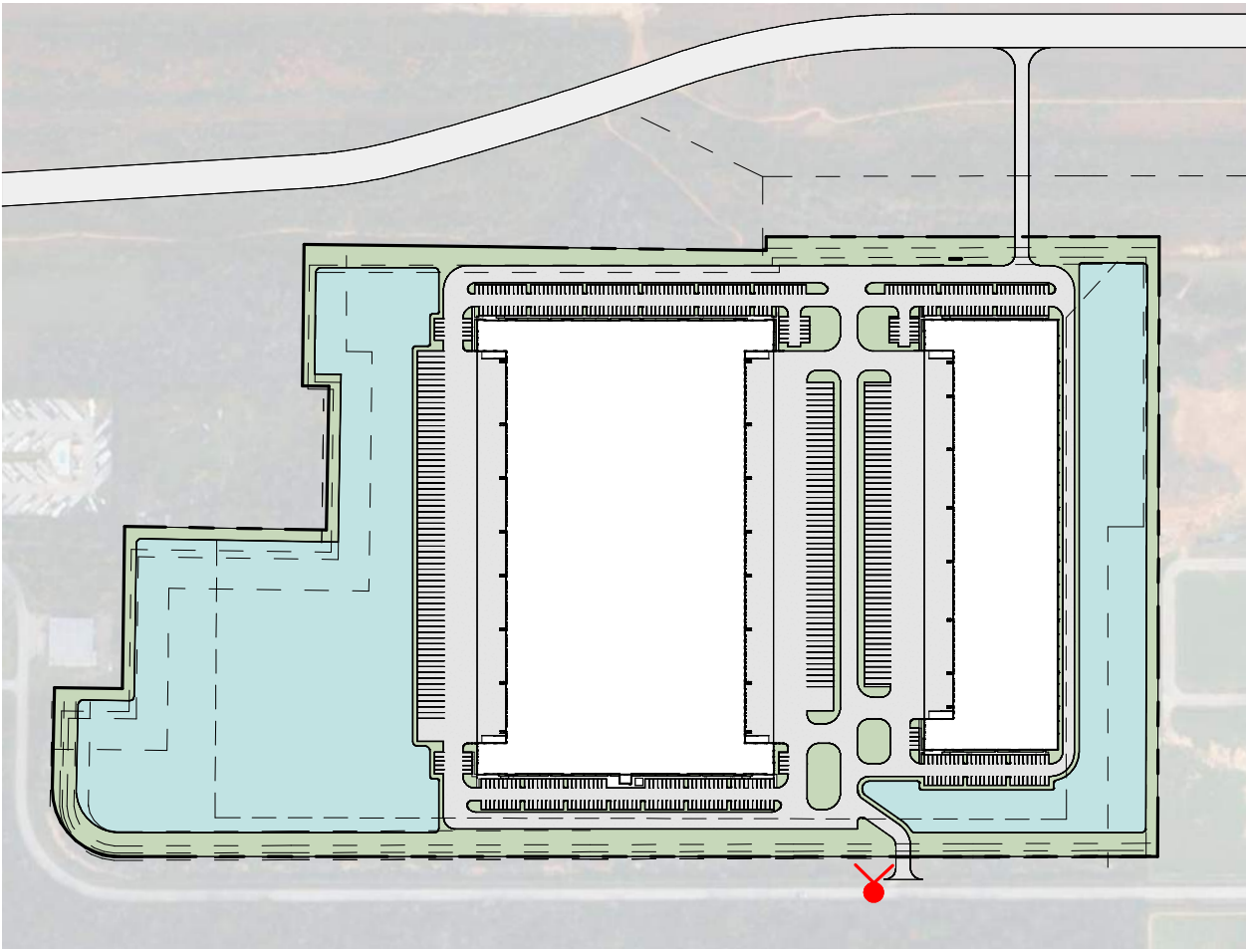
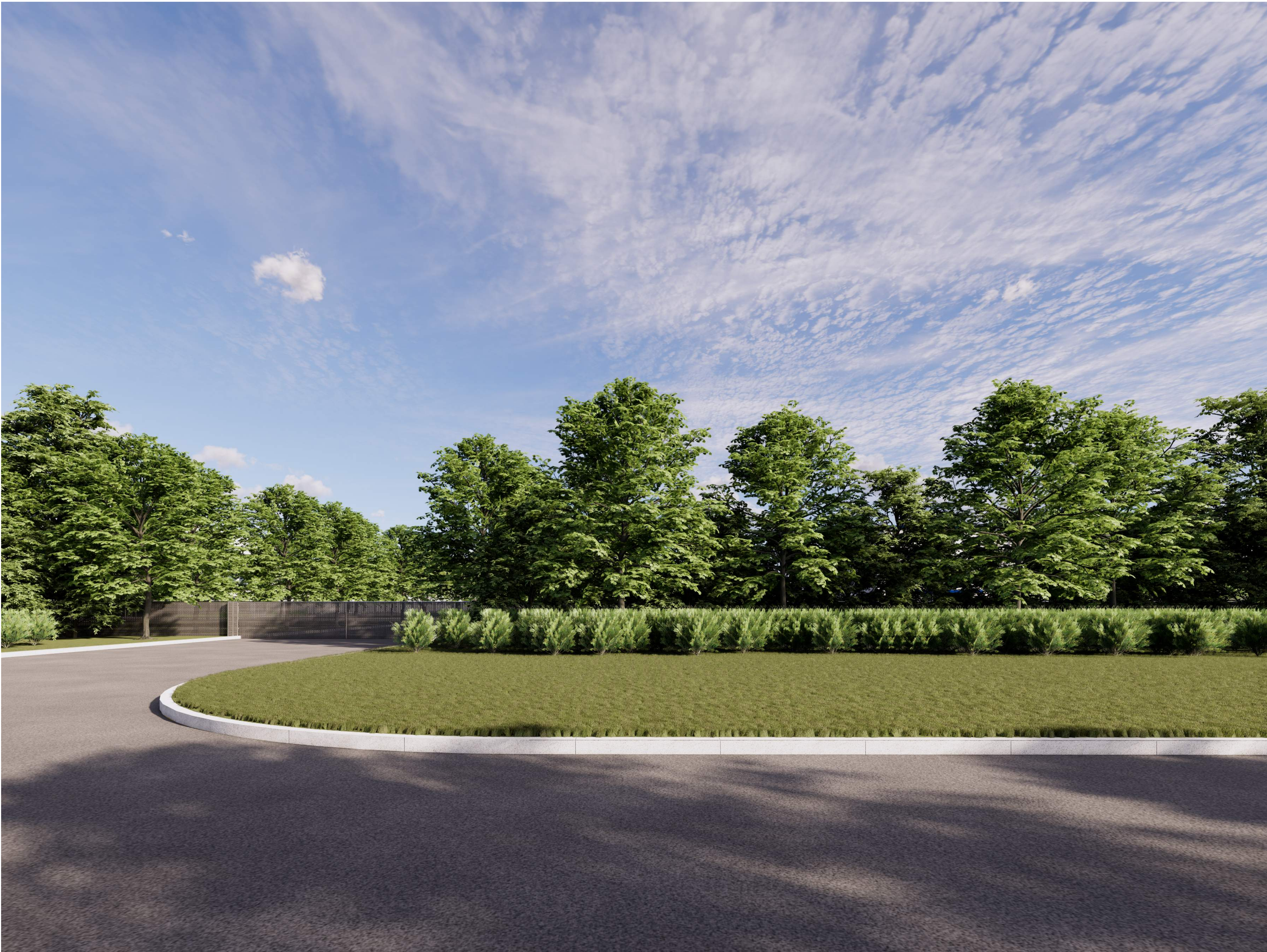
C

D

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G



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SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 2

Project No.
510170101
Date
4/23/2026
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Checked By

BUILDING
RENDERING

D-1.2

A

B

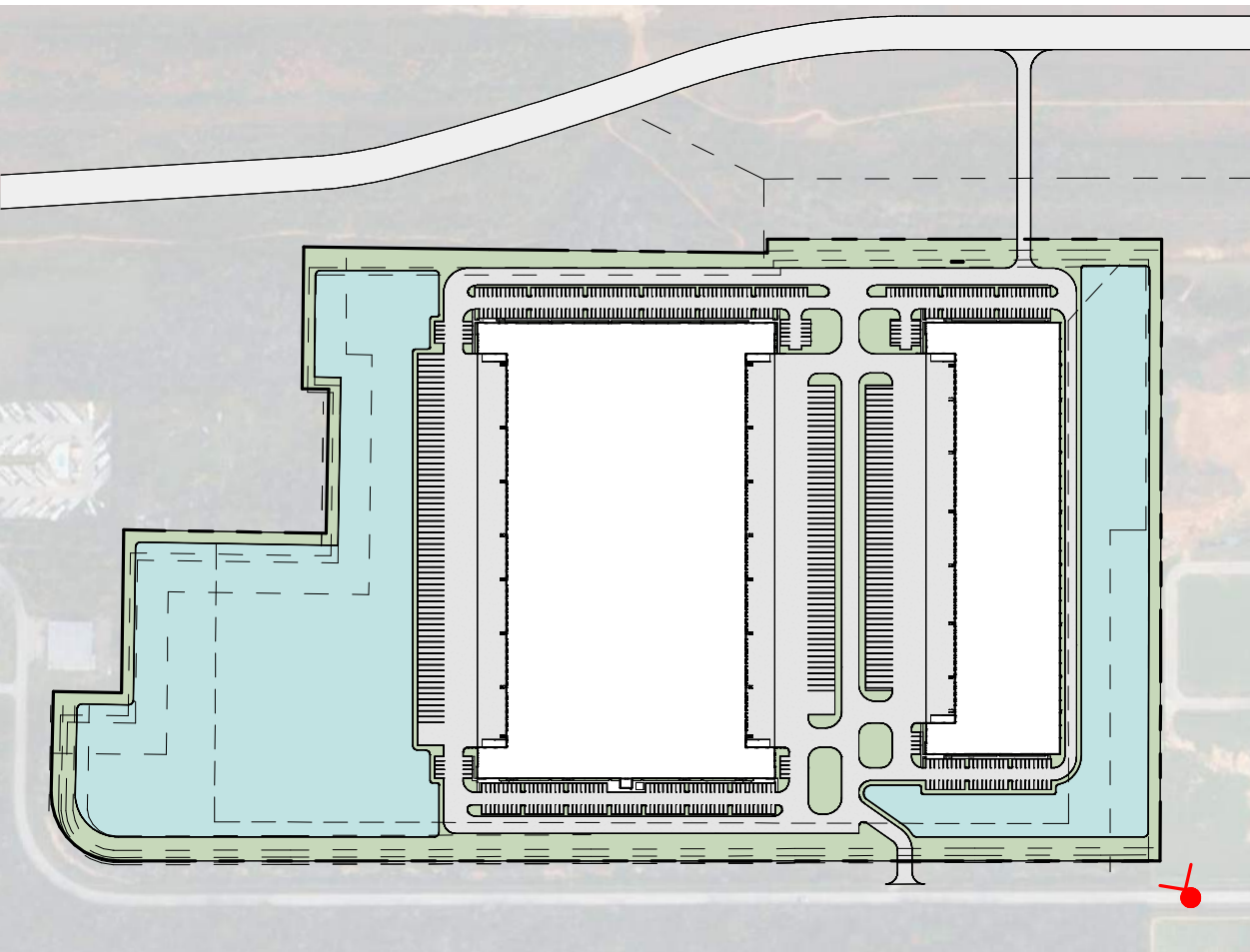
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SEABROOK

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Drawing Title

VIEW FROM RED BLUFF RD 3

Project No.

510170101

Date

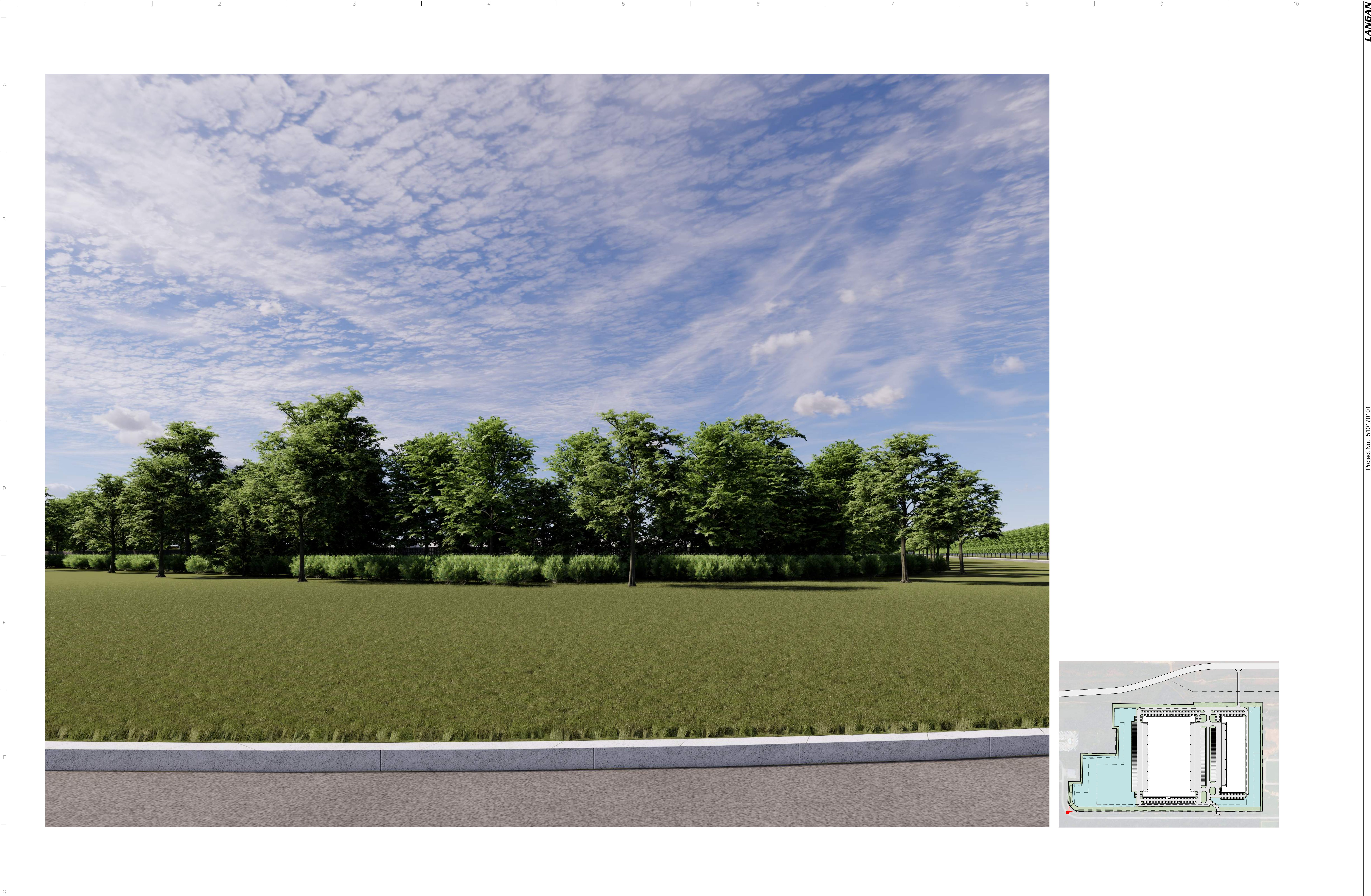
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**BUILDING
RENDERING**

D-1.3



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HARRIS COUNTY SEABROOK TEXAS

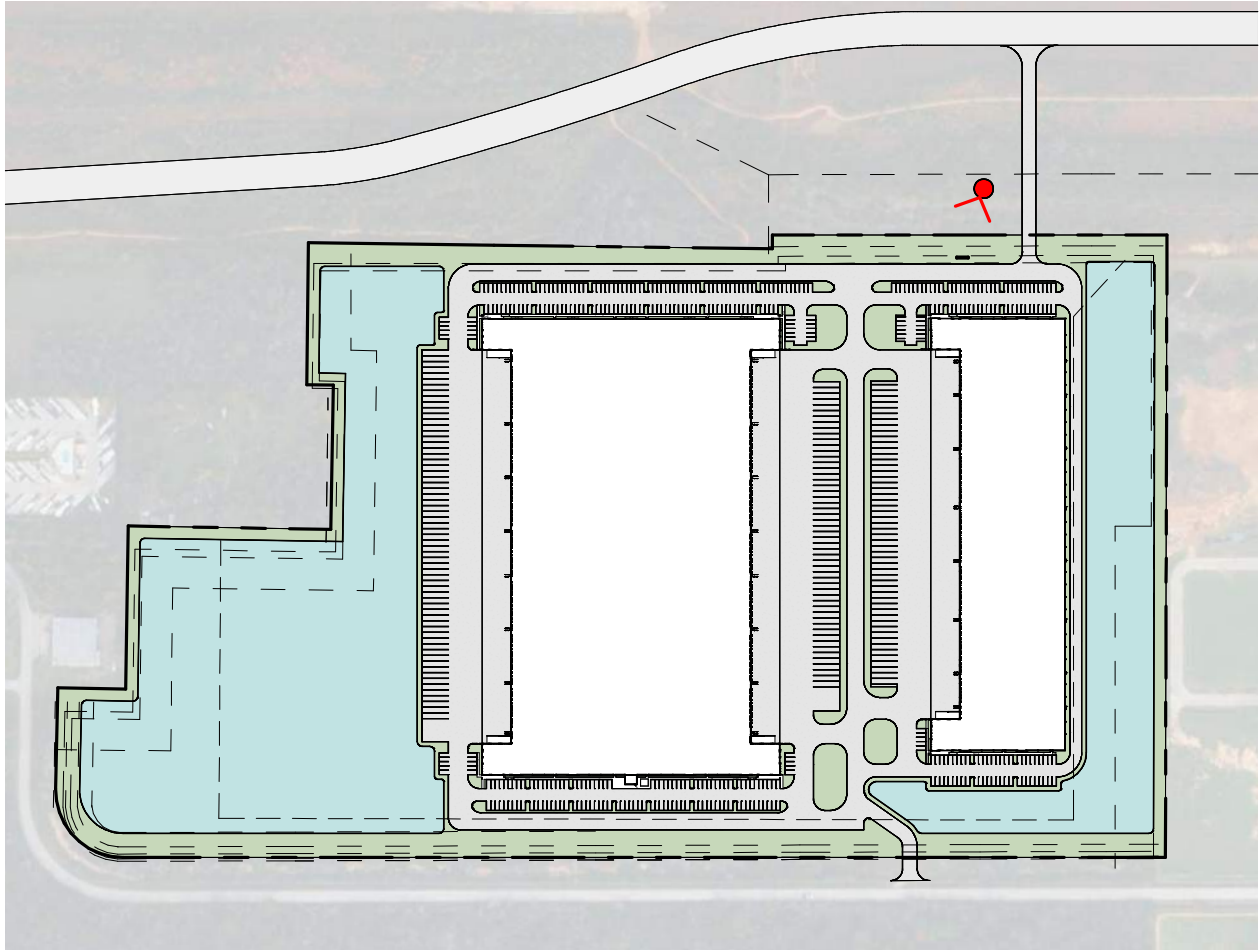
Drawing Title

VIEW FROM RED BLUFF RD 4

Project No.	510170101
Date	4/23/2026
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**BUILDING
RENDERING**

D-1.4



Date	Description	No.
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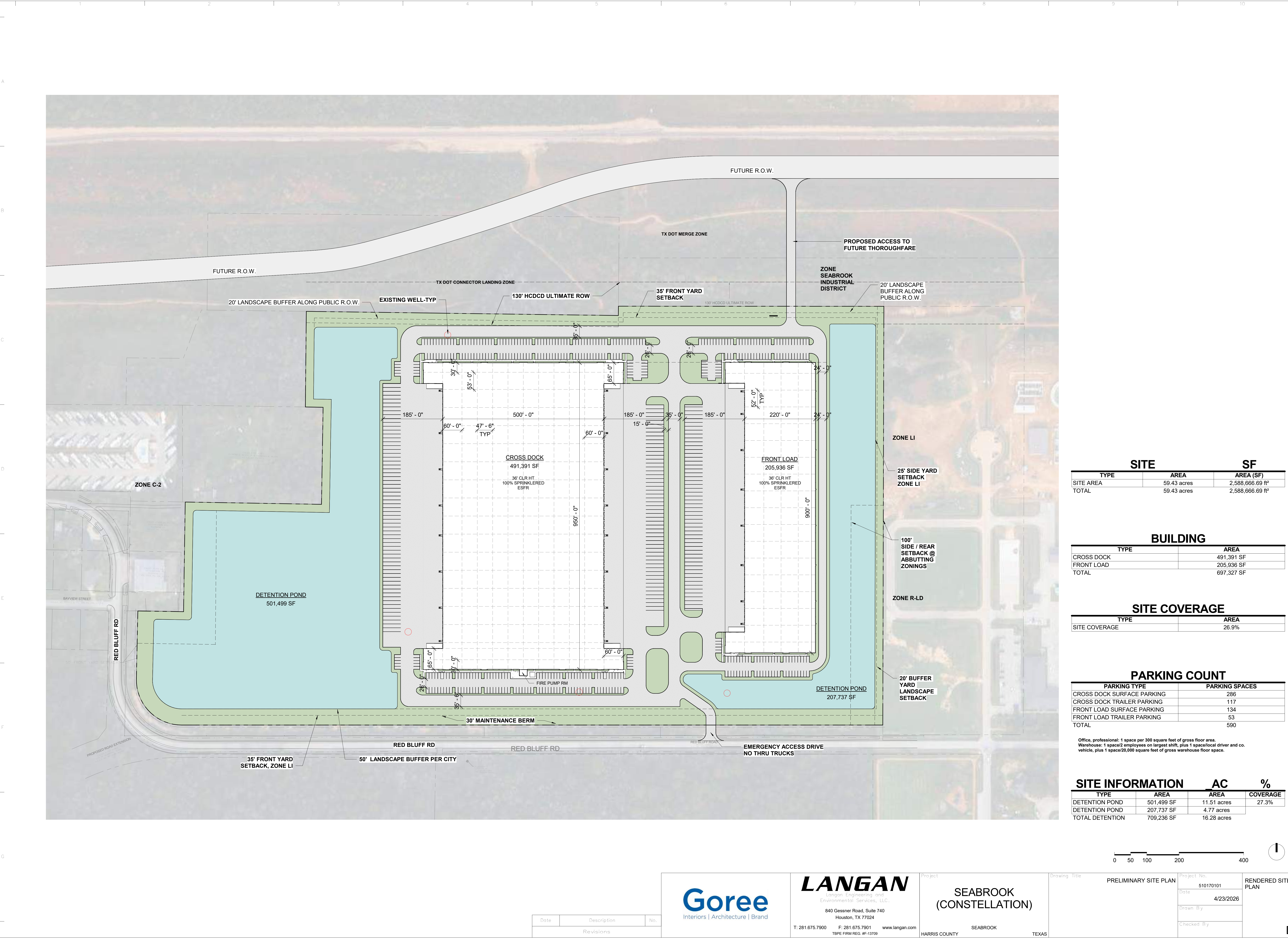
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM NORTH ROAD

Project No.
510170101
Date
4/23/2026
Drawn By
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BUILDING
RENDERING

D-2.1



SITE		SF
TYPE	AREA	AREA (SF)
SITE AREA	59.43 acres	2,588,666.69 ft²
TOTAL	59.43 acres	2,588,666.69 ft²

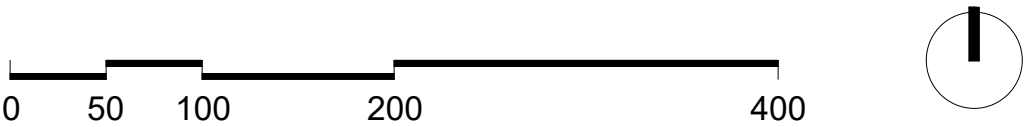
BUILDING	
TYPE	AREA
CROSS DOCK	491,391 SF
FRONT LOAD	205,936 SF
TOTAL	697,327 SF

SITE COVERAGE	
TYPE	AREA
SITE COVERAGE	26.9%

PARKING COUNT	
PARKING TYPE	PARKING SPACES
CROSS DOCK SURFACE PARKING	286
CROSS DOCK TRAILER PARKING	117
FRONT LOAD SURFACE PARKING	134
FRONT LOAD TRAILER PARKING	53
TOTAL	590

Office, professional: 1 space per 300 square feet of gross floor area.
Warehouse: 1 space/2 employees on largest shift, plus 1 space/local driver and co. vehicle, plus 1 space/20,000 square feet of gross warehouse floor space.

SITE INFORMATION		AC	%
TYPE	AREA	AREA	COVERAGE
DETENTION POND	501,499 SF	11.51 acres	27.3%
DETENTION POND	207,737 SF	4.77 acres	
TOTAL DETENTION	709,236 SF	16.28 acres	



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SEABROOK (CONSTELLATION)

HARRIS COUNTY TEXAS

Drawing Title

PRELIMINARY SITE PLAN

Project No.

510170101

Date

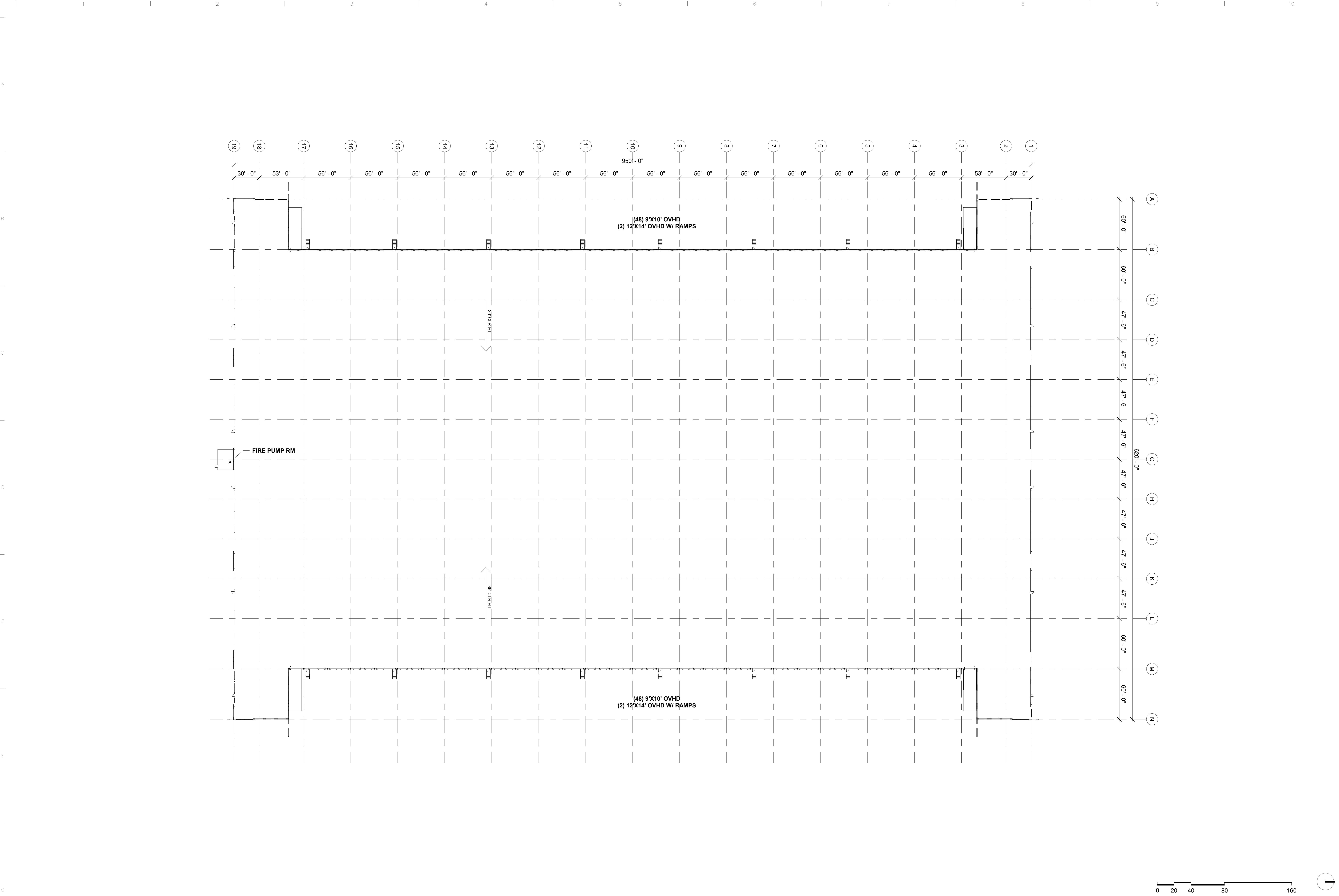
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RENDERED SITE PLAN

D-3



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Description

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Project

**SEABROOK
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SEABROOK
HARRIS COUNTY TEXAS

Drawing Title

OVERALL FLOOR PLAN - CROSS DOCK

Project No.
510170101

Date
4/23/2026

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OVERALL FLOOR PLAN

D-4.1

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Project	SEABROOK (CONSTELLATION)
HARRIS COUNTY	SEABROOK TEXAS

Drawing Title	BUILDING IMAGE - CROSS DOCK
Project No.	510170101
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Checked By	

BUILDING RENDERING
D-5.1.2



City of Seabrook Municode
Light Industrial Elevation Design Guidelines:

3.14.05. Height: No building or structure may exceed 80 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, bellfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

3.14.12. External architectural finishes: On any new or rebuilt structure located on a tract or lot abutting a street, road or highway, or abutting the waterways of Clear Creek or Clear Lake or Galveston Bay or Taylor Lake or any slough or body of water subject to the ebb and flow of tidal water from any one or more of those navigable waterways, the entire width and length and 66 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, road, highway or navigable waterway shall be constructed of one or more of the following materials:

A.Architectural brick.B.Architectural block such as broken face or fluted or other decoratively patterned face block.C.Precast or cast-in-place concrete.D.Glass.E.Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.F.Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials.G.Wood.

The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: Metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

3.14.13. Exterior materials: The exterior walls of all structures, other than accessory structures, shall consist of no less than 40-percent masonry or decorative concrete.

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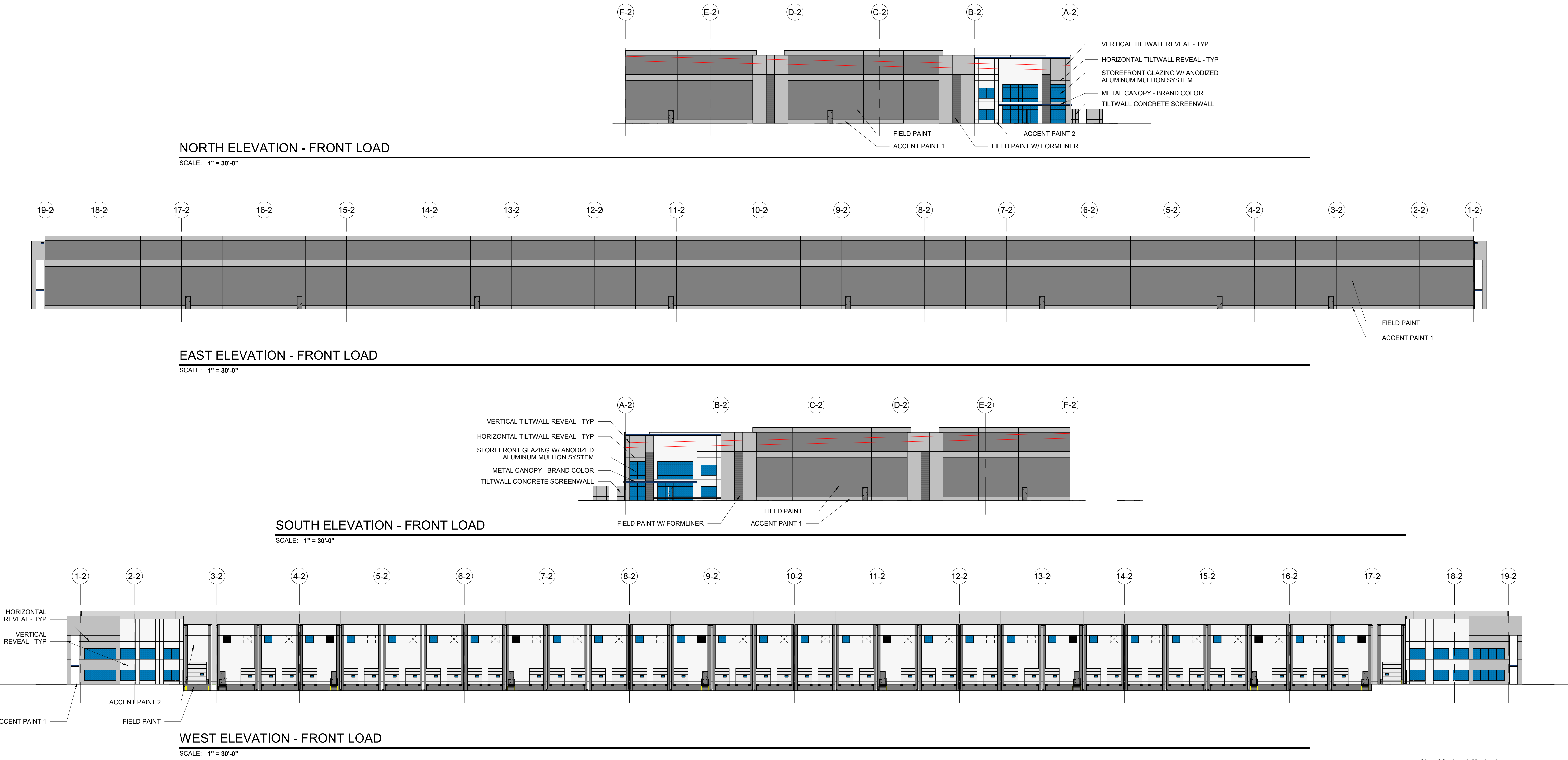
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HARRIS COUNTY TEXAS

Drawing Title
CROSS DOCK ELEVATIONS

Project No.
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Date
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OVERALL
FLOOR PLAN
D-5.1



**City of Seabrook Municode
Light Industrial Elevation Design Guidelines:**

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A. Architectural brick
B. Architectural block such as broken face or fluted or other decoratively patterned face block
C. Precast or cast-in-place concrete
D. Glass
E. Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels
F. Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials
G. Wood

The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: Metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

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HARRIS COUNTY

SEABROOK

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PRELIMINARY FRONT LOAD ELEVATIONS

Project No.

510170101

Date

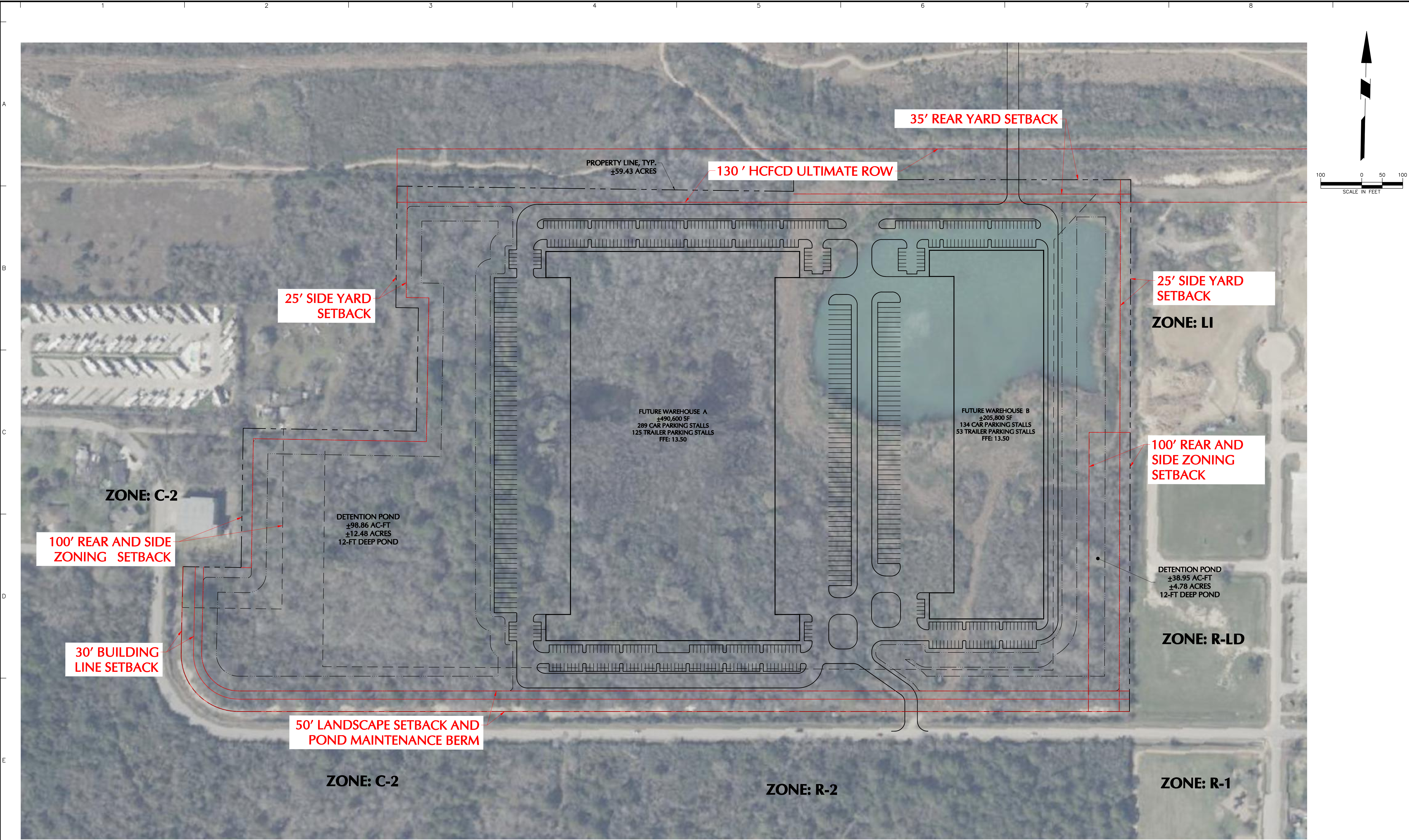
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**OVERALL
ELEVATIONS**

D-5.2



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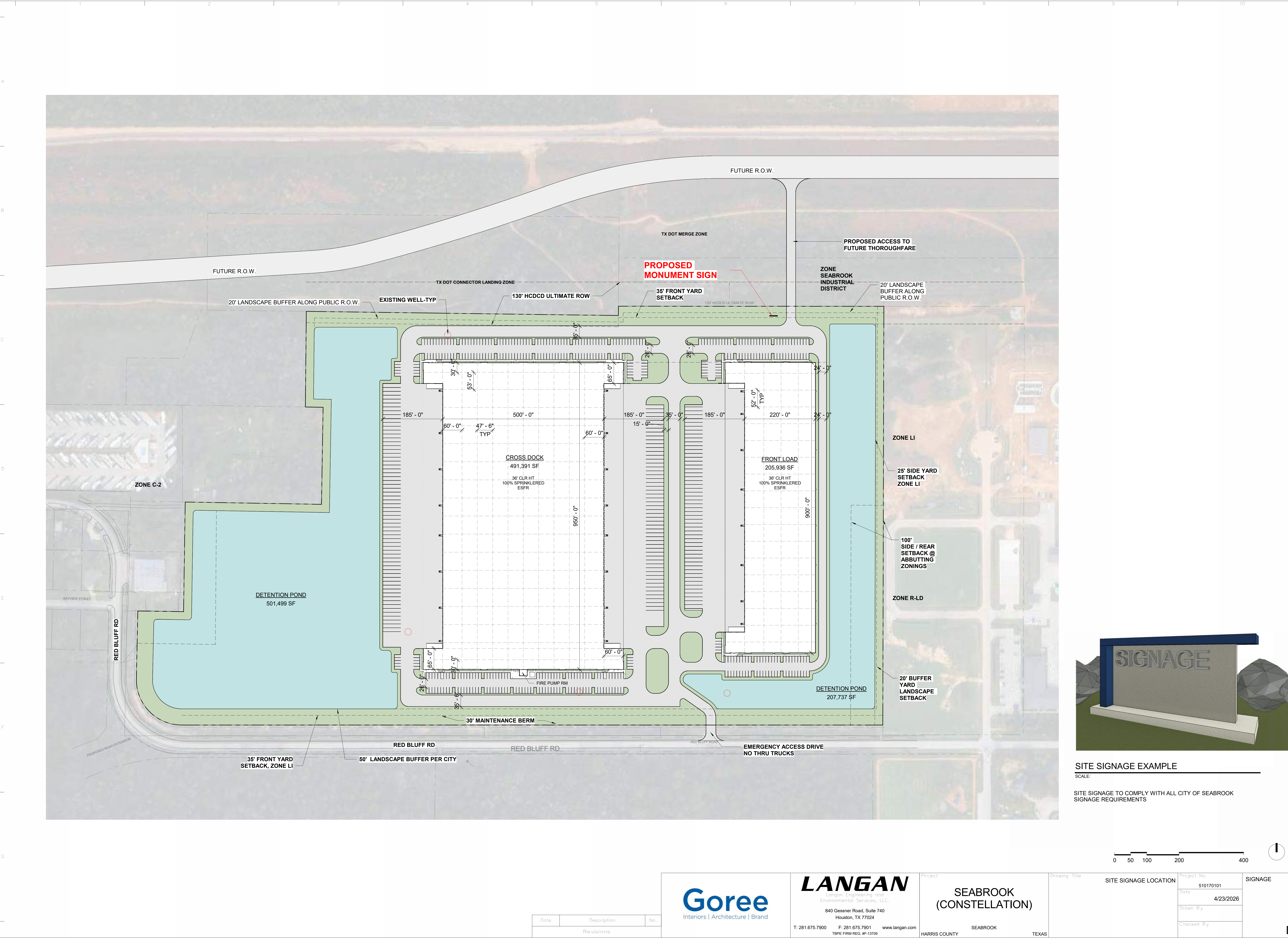
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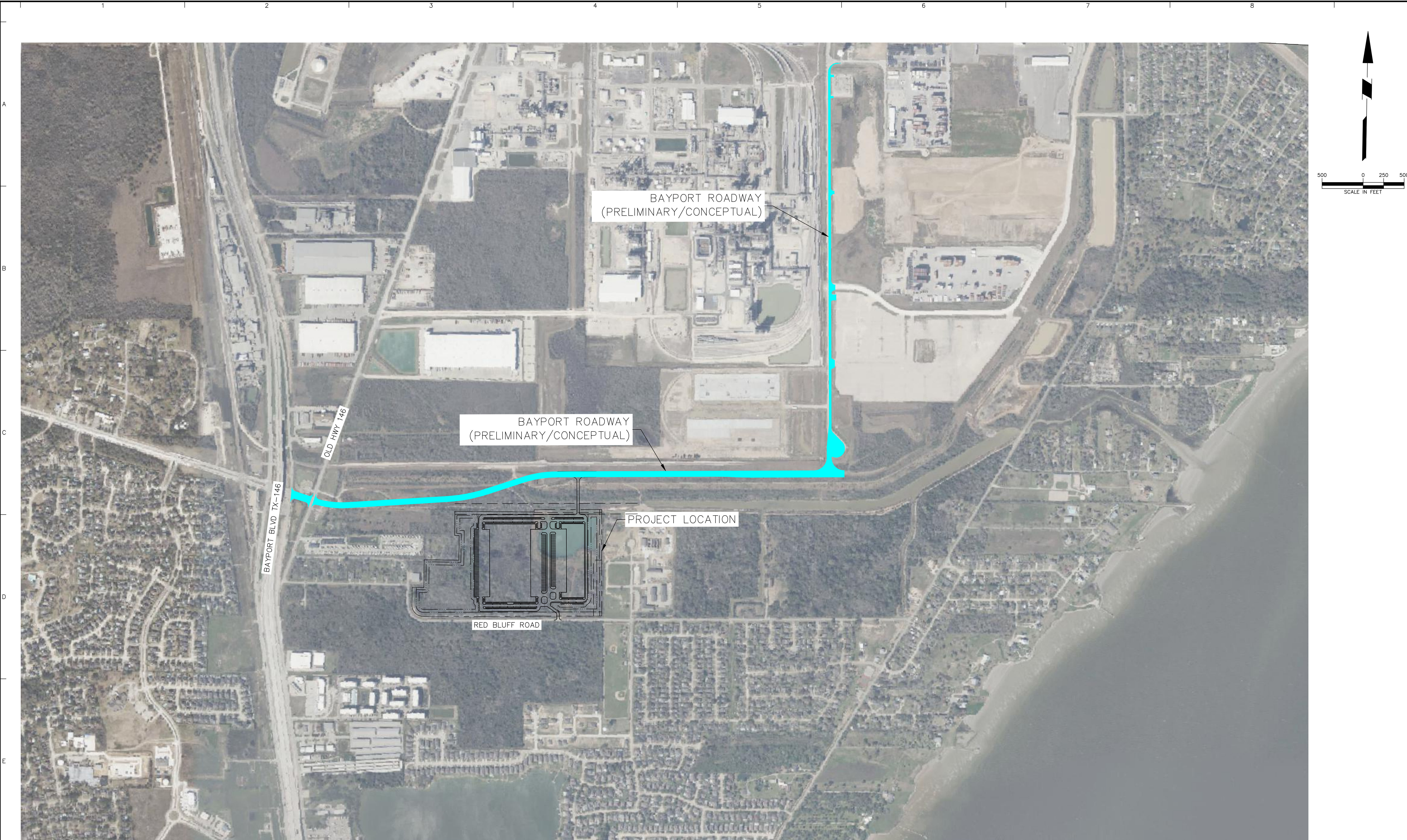
Project
**SEABROOK
(CONSTELLATION)**
HARRIS COUNTY SEABROOK TEXAS

EXHIBIT
**SITE SETBACK
PLAN**

Project No.
510170101
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04/24/2026
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AWP

EXHIBIT
D-6





Date	Description	No.
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Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AREA LOCATION
MAP AERIAL

Project No.	510170101	EXHIBIT D-8
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Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AERIAL
EXHIBIT

Project No.
510170101

Date
04/23/2026

Drawn By
DL

Checked By
AWP

EXHIBIT

D-9

LANDSCAPE SUMMARY

SITE AREA = 2,588,667 SF
LANDSCAPE REQUIRED (15% OF SITE) = 388,300 SF
LANDSCAPE PROVIDED = 1,115,355 SF

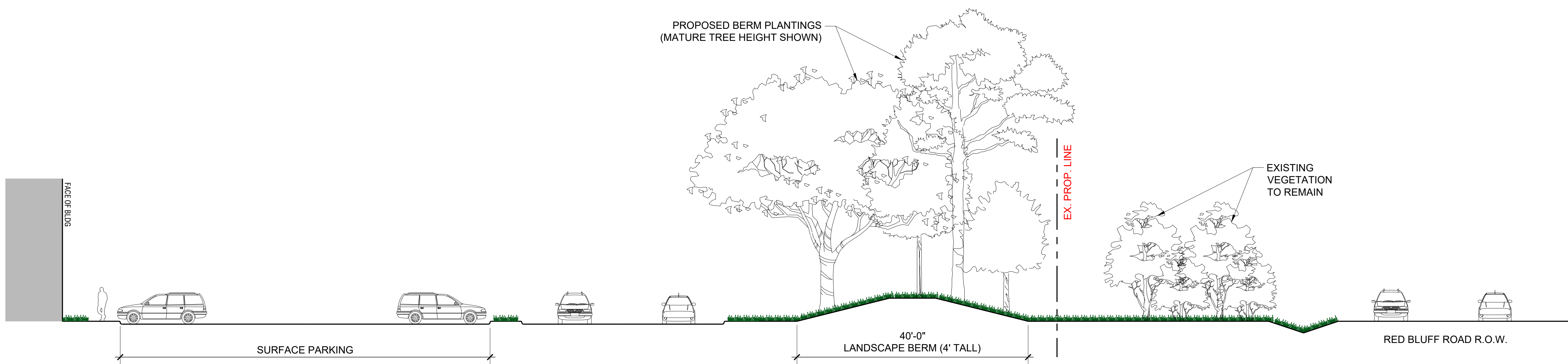
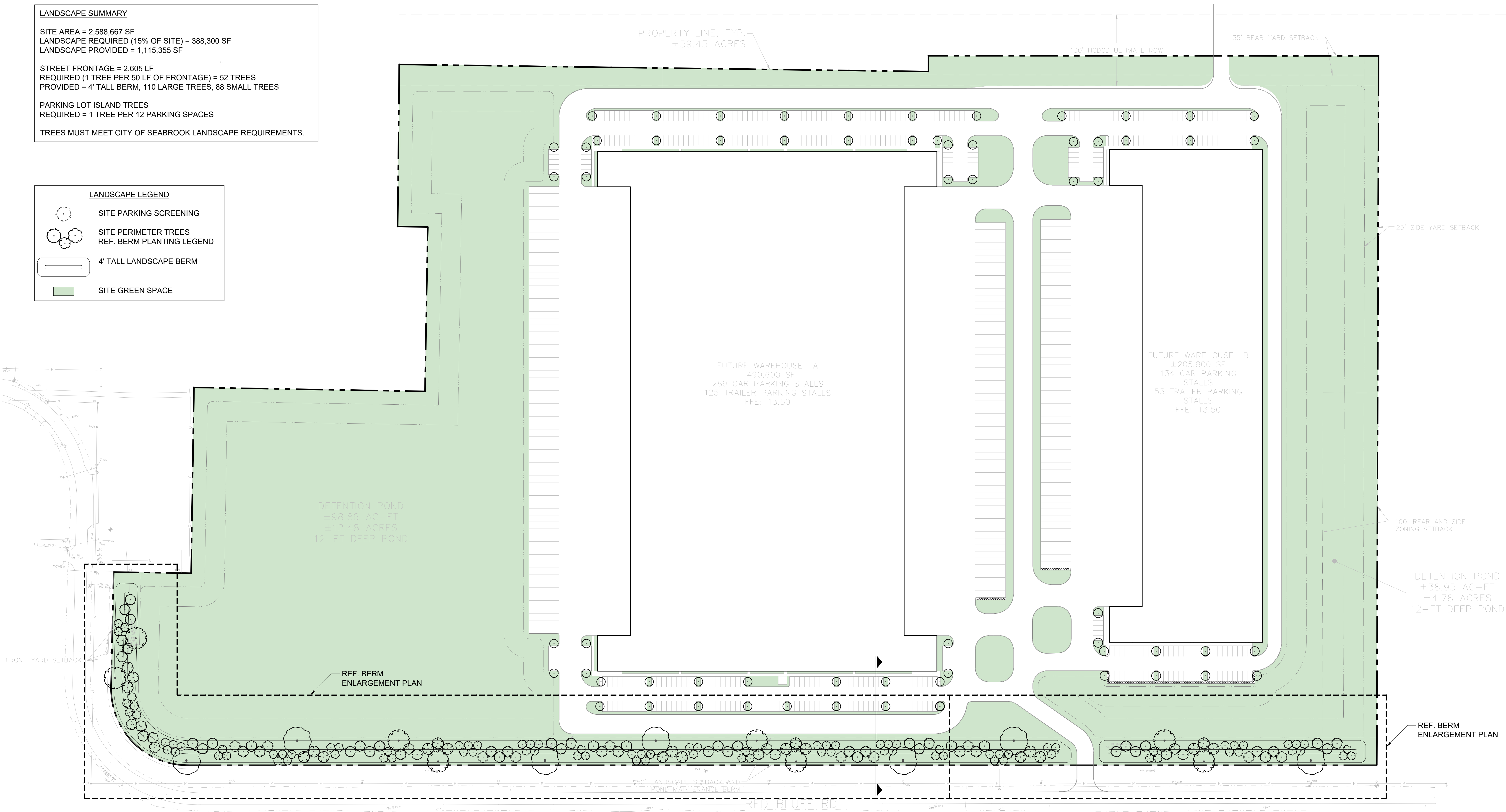
STREET FRONTAGE = 2,605 LF
REQUIRED (1 TREE PER 50 LF OF FRONTAGE) = 52 TREES
PROVIDED = 4' TALL BERM, 110 LARGE TREES, 88 SMALL TREES

PARKING LOT ISLAND TREES
REQUIRED = 1 TREE PER 12 PARKING SPACES

TREES MUST MEET CITY OF SEABROOK LANDSCAPE REQUIREMENTS.

LANDSCAPE LEGEND

- SITE PARKING SCREENING
- SITE PERIMETER TREES
REF. BERM PLANTING LEGEND
- 4' TALL LANDSCAPE BERM
- SITE GREEN SPACE



SCALE
1" = 80'-0"

0' 40' 80' 160'

NORTH

1 SECTION - RED BLUFF ROAD (LOOKING EAST)
1" = 10'-0"

Date	Description	No.
Revisions		

LANGAN
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TBE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

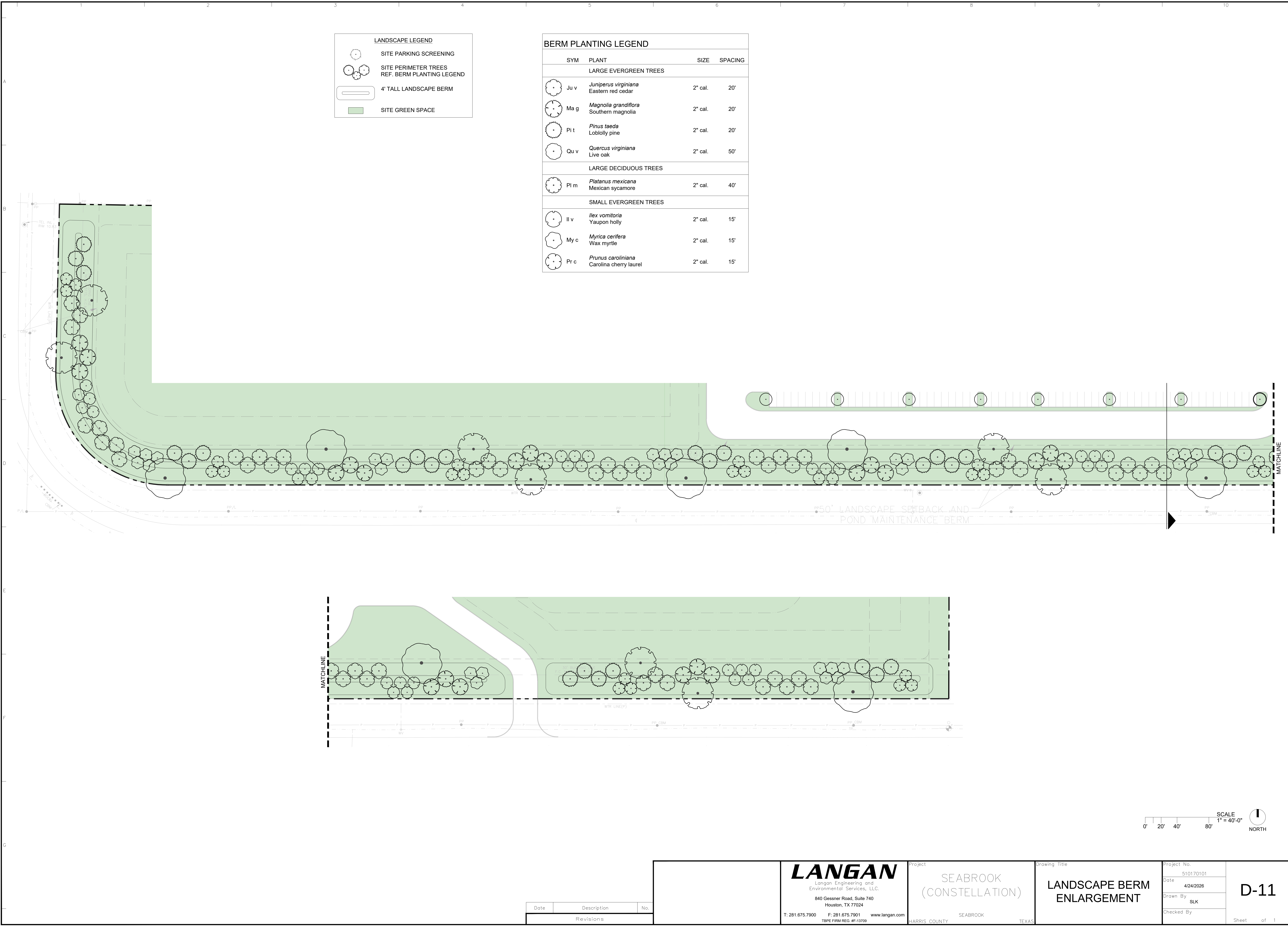
Drawing Title
LANDSCAPE
KEY PLAN

Project No.
510170101
Date
4/24/2026
Drawn By
SLK
Checked By

D-11
Sheet of 1

LANDSCAPE LEGEND	
	SITE PARKING SCREENING
	SITE PERIMETER TREES REF. BERM PLANTING LEGEND
	4' TALL LANDSCAPE BERM
	SITE GREEN SPACE

BERM PLANTING LEGEND			
SYM	PLANT	SIZE	SPACING
LARGE EVERGREEN TREES			
	Ju v <i>Juniperus virginiana</i> Eastern red cedar	2" cal.	20'
	Ma g <i>Magnolia grandiflora</i> Southern magnolia	2" cal.	20'
	Pi t <i>Pinus taeda</i> Loblolly pine	2" cal.	20'
	Qu v <i>Quercus virginiana</i> Live oak	2" cal.	50'
LARGE DECIDUOUS TREES			
	Pl m <i>Platanus mexicana</i> Mexican sycamore	2" cal.	40'
SMALL EVERGREEN TREES			
	Il v <i>Ilex vomitoria</i> Yaupon holly	2" cal.	15'
	My c <i>Myrica cerifera</i> Wax myrtle	2" cal.	15'
	Pr c <i>Prunus caroliniana</i> Carolina cherry laurel	2" cal.	15'



Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY

SEABROOK

Drawing Title

LANDSCAPE BERM
ENLARGEMENT

TEXAS

Project No.

510170101

Date

4/24/2026

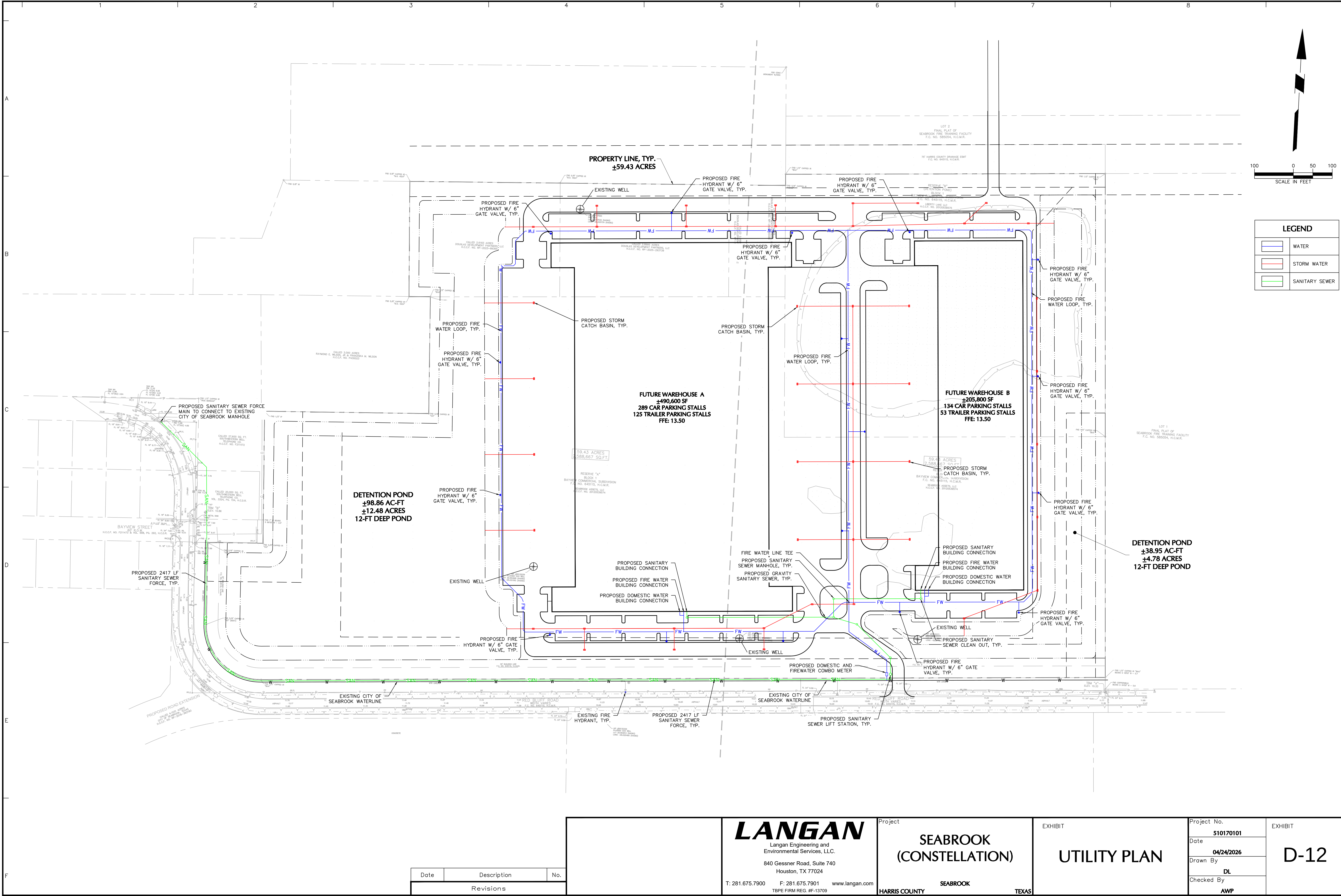
Drawn By

SLK

Checked By

D-11

Sheet of 1



Project No. 510170101

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Date	Description	No.
Revisions		

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TBPE FIRM REG. #F-13709

Project
**SEABROOK
(CONSTELLATION)**
SEABROOK
HARRIS COUNTY TEXAS

EXHIBIT
UTILITY PLAN

Project No. 510170101	EXHIBIT D-12
Date 04/24/2026	
Drawn By DL	
Checked By AWP	



JUNE 18, 2026

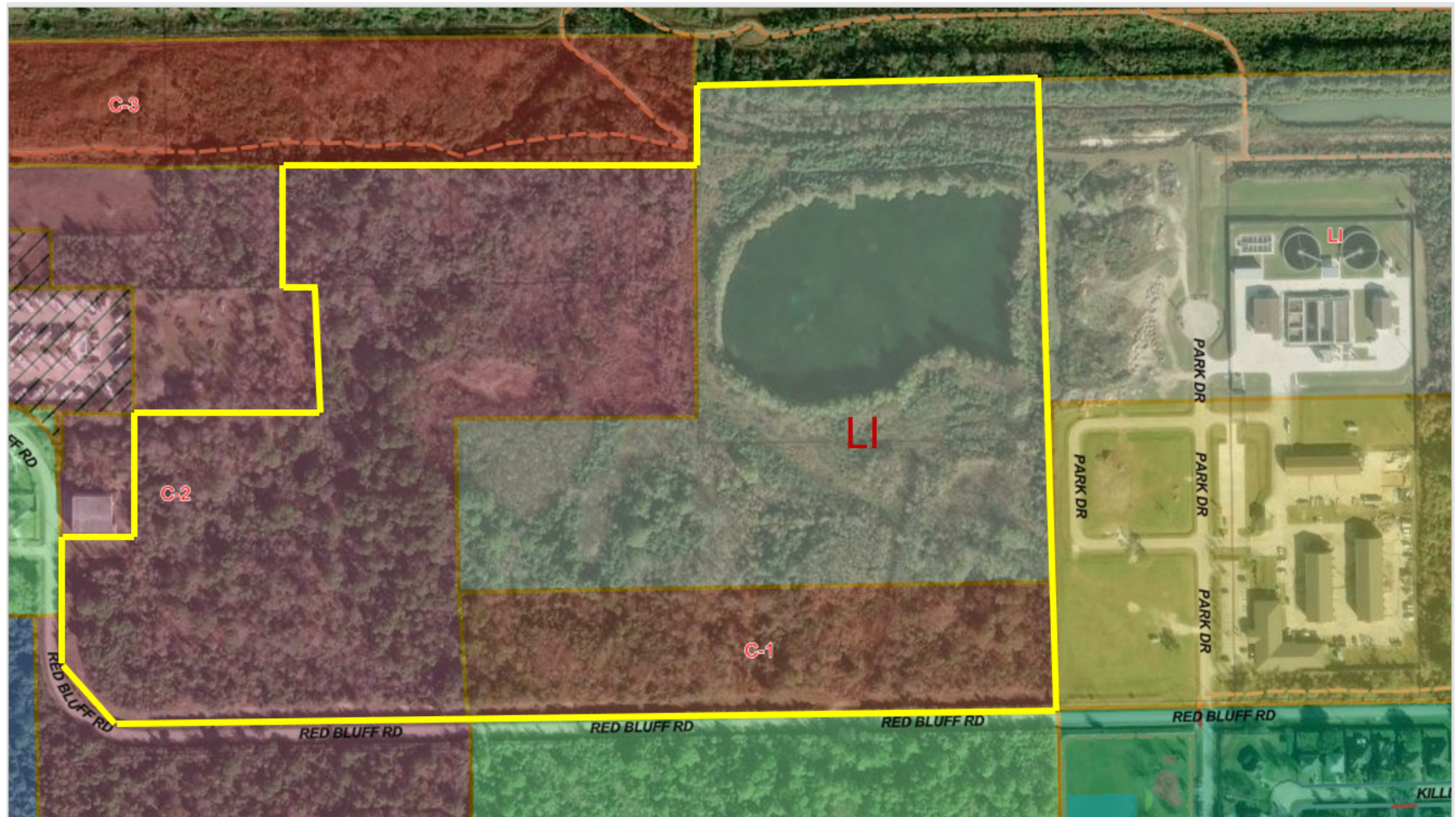
Planning and Zoning Commission Meeting

Constellation Realty Partners has submitted a Preliminary Planned Unit Development (PUD) application for approximately 59.65 acres of vacant land located between Red Bluff Road and the proposed Port Houston roadway, commonly referred to as the Lazzari Tract. The property is currently zoned C-1 (Light Commercial), C-2 (Medium Commercial), and LI (Light Industrial).

The proposed Preliminary PUD would facilitate the development of a distribution center consisting of two warehouse buildings totaling approximately 669,600 square feet. Building A is proposed at approximately 464,400 square feet, and Building B at approximately 205,200 square feet, with both structures limited to a maximum height of 50 feet.

The Preliminary PUD establishes development standards governing site layout, landscaping, signage, parking, drainage, utilities, and trucking operations. Water service would be provided by the City of Seabrook, and the development would include construction of an offsite sanitary sewer force main extension to serve the property.

If approved, the applicant anticipates a 4 to 6-month design phase, followed by an estimated 18 to 24-month construction period.



A Planned Unit Development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

- ❑ PUD designation may be applied to property located within any zoning district within the City.
- ❑ PUD projects may cross two or more zoning districts.
- ❑ Not less than 20 percent of the land shall be reserved for "common open space."
- ❑ Mixed use projects involving both residential and commercial land use activities shall be permitted in any zoning district.
- ❑ The PUD serves as a Master Plan.
- ❑ The Final PUD Plan is Adopted by Ordinance.

Required Submissions:

Preliminary PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Preliminary PUD designation.

Final PUD Plan: The Planning and Zoning Commission and City Council shall hold a public hearing on an application for a Final PUD designation. Prior to the approval of such designation, the landowner shall submit a final plan.

Questions?

PLANNING & ZONING COMMISSION
ITEMS SENT TO COUNCIL
2026

DATE SENT	DESCRIPTION	STATUS
1/30/2025	World Class Freezer Facility PUD Amendment	Approved
8/21/2025	Shipping/storage container for above-ground and below-ground swimming pools	City Council - October 7, 2025
8/21/2025	Adoption of the 2021 edition of the International Swimming Pool and Spa Code.	City Council - October 7, 2025
1/20/2026	Create a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.	Approved City Council February 3, 2026
7/7/2026	Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.	Pending City Council Approval July 7, 2026



**MEETING MINUTES
MAY 21, 2026**

**SEABROOK PLANNING & ZONING
COMMISSION
MEETING**

Chairman Gary Renola called the Seabrook Planning and Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Edward Klein, Jared Justus, and Russ Rhodes. Also present were Deputy City Manager/Planning and Zoning Director Sean Landis and Community and Economic Development Coordinator Ranya Botros.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments.

2. SPECIFIC PUBLIC HEARING

- 2.1 Conduct a public hearing to consider a request to amend the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.**

Chairman Gary Renola opened the public hearing at 6:01 p.m. There were no public comments during this hearing. Chairman Gary Renola closed the public hearing at 6:01 p.m.

3. NEW BUSINESS

- 3.1 Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.**

Deputy City Manager/Planning and Zoning Director Sean Landis gave a presentation about the proposed amendments to the Code of Ordinances.

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

4. ROUTINE BUSINESS

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

Deputy City Manager/Planning and Zoning Director Sean Landis indicated that there isn't anything that has been recently sent to City Council.

- 4.2 Approve minutes from the April 7, 2026 joint City Council and P&Z meeting.**

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

4.3 Approve minutes from the April 16, 2026 regular P&Z meeting

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

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

The meeting was adjourned at 6:11 p.m.

APPROVED: _____
Chair

DATE: _____

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator