



**SEABROOK PLANNING & ZONING COMMISSION
NOTICE OF MEETING
THURSDAY, AUGUST 20, 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, AUGUST 20, 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. OATH OF OFFICE

1.1 Conduct Oath of Office for Robert Zeller, newly appointed Planning & Zoning Commission member and discuss training requirements.

2. 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

3. SPECIFIC PUBLIC HEARING

3.1

Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Nonprofit Therapeutic Service Dog Training and Wellness Campus"; and consider amending the Code of the City of Seabrook

Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Nonprofit Therapeutic Service Dog Training and Wellness Campus" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Nonprofit Therapeutic Service Dog Training and Wellness Campus," and creating new associated parking regulations.

Sean Landis, Deputy City Manager | Planning and Zoning Director

3.2 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Bar" at 2900 E. Nasa Parkway, Suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. CONSENT AGENDA

4.1 Consider and take all appropriate action on the approval of the minutes of the July 8, 2026 Joint Meeting with City Council and the Economic Development Corporation.

4.2 Consider and take all appropriate action on the approval of the minutes of the June 18, 2026 Planning & Zoning Commission meeting.

5. NEW BUSINESS

5.1

Consider and take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 1, "In General" Section 1.10 "Definitions," by creating a definition for "Nonprofit Therapeutic Service Dog Training and Wellness Campus"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 3, "Establishment of Zoning Districts and Associated Regulations," Section 3.15 "Comprehensive Land Use Regulation Matrix," by adding "Nonprofit Therapeutic Service Dog Training and Wellness Campus" to Table 3-A "Uses Permitted by Right and Conditional Uses," determining permitted use by condition or by right within the "Land Use Activity"; and consider amending the Code of the City of Seabrook Appendix A, "Comprehensive Zoning," Article 5, "Off-Street Parking, Loading, Ingress, and Egress," Section 5.04 "Comprehensive Parking Regulation Matrix," Table 5-C "Required Parking Spaces by Land Use Category" by adding "Nonprofit Therapeutic Service Dog Training and Wellness Campus," and creating new associated parking regulations.

Sean Landis, Deputy City Manager | Planning and Zoning Director

5.2 Consider and take all appropriate action on a request for a Conditional Use Permit to establish a "Bar" at 2900 E. Nasa Parkway, Suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6. ROUTINE BUSINESS

6.1 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.

6.2 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, August 13, 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
PLANNING & ZONING COMMISSION
THURSDAY, JULY 16, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD THE FOLLOWING PUBLIC HEARINGS ON **THURSDAY, JULY 16, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

SPECIFIC PUBLIC HEARINGS

Conduct a Public Hearing on a request to amend the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 1, “In General” Section 1.10 “Definitions,” by creating a definition for “Nonprofit Therapeutic Service Dog Training and Wellness Campus”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 3, “Establishment of Zoning Districts and Associated Regulations,” Section 3.15 “Comprehensive Land Use Regulation Matrix,” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Conditional Uses,” determining permitted use by condition or by right within the “Land Use Activity”; and consider amending the Code of the City of Seabrook Appendix A, “Comprehensive Zoning,” Article 5, “Off-Street Parking, Loading, Ingress, and Egress,” Section 5.04 “Comprehensive Parking Regulation Matrix,” Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus,” and creating new associated parking regulations.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday June 24, 2026, on or before 5:00 p.m. and that it will remain posted until after the completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

Planning and Zoning Commission Meeting

August 20, 2026

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Nonprofit Therapeutic Service Dog Training and Wellness Campus”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
- 3.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Article 5, “Off-Street Parking, Loading, Ingress, and Egress”, Section 5.04 “Comprehensive Parking Regulation Matrix, Table 5-C “Required Parking Spaces by Land Use Category” by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” and creating new associated parking regulations.

Recommendations

1.) Proposed Definitions:

Nonprofit Therapeutic Service Dog Training and Wellness Campus: A campus-based facility operated by a nonprofit organization dedicated to the rescue, raising, housing, training, placement, and ongoing support of service, assistance, therapy, and companion dogs as part of an integrated therapeutic, educational, rehabilitative, and wellness-focused program serving veterans, individuals with disabilities, first responders, trauma survivors, and other populations in need. The use may include indoor and outdoor canine training areas; indoor and outdoor kennels and animal housing facilities; classrooms; administrative offices; meeting, counseling, and wellness spaces; educational and vocational training facilities; community gathering areas; limited short-term lodging for program participants, staff, volunteers, trainees, or guest professionals; veterinary and animal care services incidental to the training, health, and welfare of program animals; and accessory uses customarily associated with the organization's charitable, educational, and therapeutic mission. The primary purpose of the facility shall be the delivery of nonprofit therapeutic, wellness, educational, and service-dog-related programs that foster human well-being, independence, recovery, and community engagement. This use shall not include commercial animal boarding, retail pet sales, commercial breeding operations, or a veterinary hospital as a principal use.

Recommendations

2.) Proposed Parking Regulations:

Nonprofit Therapeutic Service Dog Training and Wellness Campus:

1 space per 300 square feet of gross floor area.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Nonprofit Therapeutic Service Dog Training and Wellness Campus									C							

Questions?

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 20, 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, AUGUST 20, 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 HEARINGS

Request for a Conditional Use Permit to establish a “Bar” at 2900 E. Nasa Parkway, Suite 250 as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, “Special Use Regulations,” Section 4.11, “Conditional use permit criteria and procedures.”

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Wednesday, July 29, 2026, and that it will remain posted until after completion of the hearing.

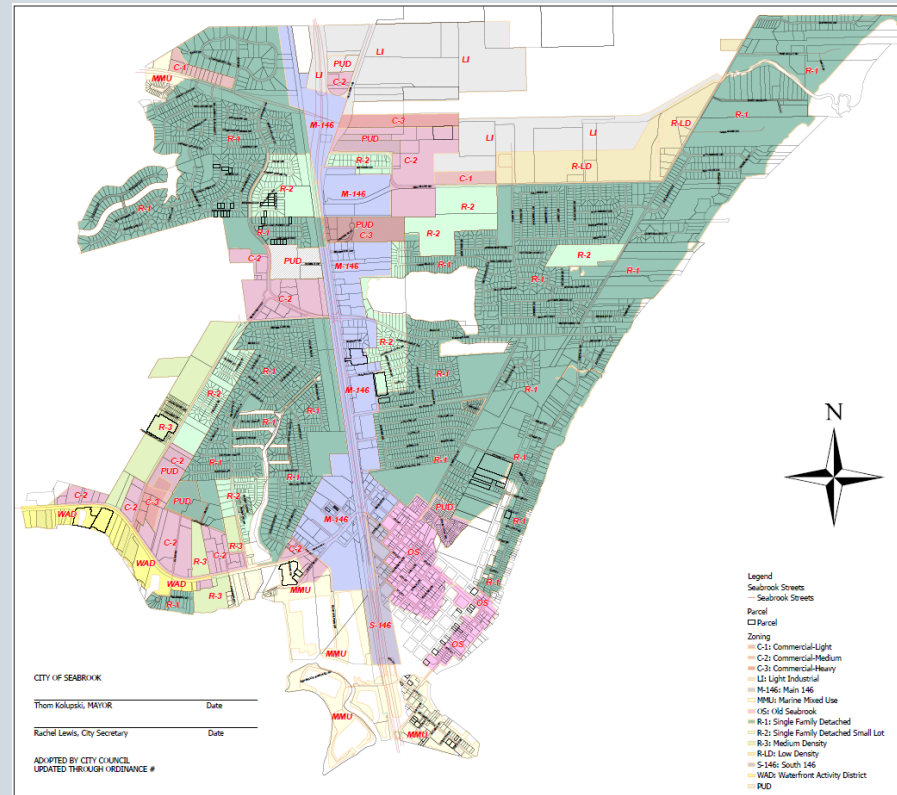
/s/ Ranya Botros, Administrative Assistant

Conditional Use Permit Request “Bar Use” DaVinci’s Wine Bar 2900 E. Nasa Parkway Ste 250



Planning and Zoning Commission Meeting

August 20, 2026



Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to establish a "Bar" within an existing commercial tenant space located at 2900 E. NASA Parkway, Suite 250. The subject property is located within the C-2 (Medium Commercial) zoning district, where a bar is permitted only upon approval of a Conditional Use Permit by the City Council following a recommendation from the Planning and Zoning Commission.

The proposed business, DaVinci's, is described as a boutique wine lounge offering on-premises wine, beer, and limited alcoholic beverage service in an upscale, seated hospitality environment. The concept is intended to emphasize wine education, guided tastings, social gatherings, and relaxed table service rather than traditional bar or nightclub operations. The applicant has stated that no dance floor, live nightclub entertainment, or late-night bar activities are proposed.

Food service will be limited to light fare, including artisan cheese and charcuterie boards, crostini, small packaged gourmet foods, and similar items requiring minimal food preparation. In addition to on-premises beverage service, the establishment proposes integrated retail sales of curated bottles of wine, gourmet specialty foods, wine accessories, and gift items.

Hours of Operation

The applicant has indicated the following preliminary hours of operation:

Monday:	Closed
Tuesday:	Closed
Wednesday:	3:00 p.m. – 10:00 p.m.
Thursday:	3:00 p.m. – 12:00 a.m.
Friday:	2:00 p.m. – 12:00 a.m.
Saturday:	2:00 p.m. – 12:00 a.m.
Sunday:	10:00 a.m. – 4:00 p.m.

Site Location

2900 E. Nasa Parkway Ste 250



Photo of Location





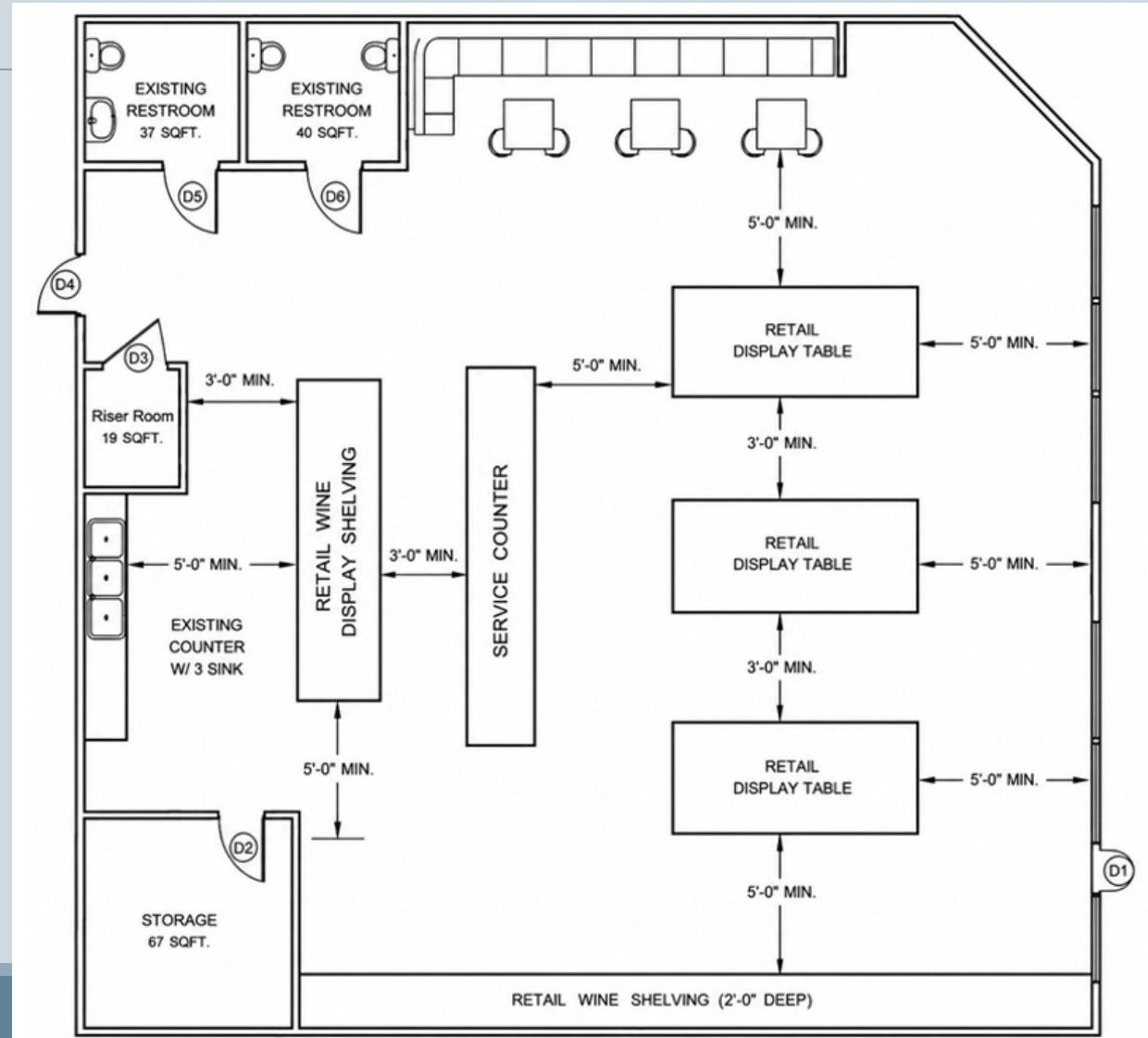
Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

Photos of Current Operation



Proposed Interior Build-Out



Questions?



SEABROOK CITY COUNCIL
SPECIAL JOINT CITY COUNCIL, SEABROOK
ECONOMIC DEVELOPMENT CORPORATION,
AND PLANNING & ZONING COMMISSION
MEETING

Mayor Jim Sweeney called the Seabrook Joint Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Chair Paul Dunphey called the Joint Economic Development Corporation Meeting to order at 6:00 p.m. Chair Gary Renola called the Joint Planning & Zoning Commission Meeting to order at 6:00 p.m. Present were City Councilmembers Jim Sweeney, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Present were Economic Development Corporation members Paul Dunphey, Ann Wacker, Michelle Sholar-Brown, Tracy Powell, and Terry Chapman. Present were Planning & Zoning Commission members Gary Renola, Ed Klein, Scott Reynolds, Russ Rhodes, Jared Justus, and Scott Mixon. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. NEW BUSINESS

2.1 Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance.

Deputy City Manager Sean Landis explained that the purpose of the joint meeting was to gather input regarding the City's existing zoning ordinance as part of the year-long process to update the zoning ordinance and zoning map. He stated the City had been awarded a \$250,000 grant to support the project.

Alexis Garcia of Freese and Nichols, Inc. presented an overview of the project. She explained that the firm had been retained to assist with updating the City's zoning ordinance to streamline the development review process, incorporate changes in state law, and implement the vision established in the 2040 Comprehensive Master Plan. She reviewed the project process, timeline, and the roles and responsibilities of the City Council, Planning and Zoning Commission, Economic Development Corporation, and staff throughout the update.

Ruth Lohmer of Freese and Nichols, Inc. presented information regarding zoning regulations, statutory authority, and the relationship between the zoning ordinance and the Comprehensive Master Plan.

The City Council, Economic Development Corporation, and Planning and Zoning Commission discussed development-related concerns and provided input regarding recurring requests and complaints, common development issues, sign standards,

minimum lot sizes, the Planned Unit Development (PUD) process, and examples of zoning practices used by other municipalities.

There being no further business, Mayor Sweeney adjourned the City Council meeting at 7:40 p.m.

There being no further business, Planning and Zoning Commission Chair Renola adjourned the Planning and Zoning Commission meeting at 7:40 p.m.

There being no further business, Economic Development Corporation Chair Dunphey adjourned the Economic Development Corporation meeting at 7:40 p.m.

APPROVED: _____ DATE: _____
Jim Sweeney
Mayor

ATTEST: _____
Rachel Lewis, TRMC
City Secretary

APPROVED: _____ DATE: _____
Paul Dunphey
Economic Development Corporation Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator

APPROVED: _____ DATE: _____
Gary Renola
Planning & Zoning Chair

ATTEST: _____
Ranya Botros
Community & Economic Development Coordinator



**MEETING MINUTES
JUNE 18, 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, and Jared Justus. 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 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.

Chairman Gary Renola opened the public hearing at 6:01 p.m. There were no public comments during this hearing. Deputy City Manager/Planning and Zoning Director Sean Landis gave a staff summary on the preliminary planned unit development. Chariman Gary Renola closed the public hearing at 6:11 p.m.

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 feet warehouse and an approximately 205,200 square feet warehouse.

Applicant J.W. Fields of Constellation Real Estate Partners gave a presentation on the development project.

Motion:	To Approve
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
Vote:	

Chairman Gary Renola suggested the following amendments be included in an amended motion:

- Incorporate Li safety and material handling for safety.
- Deal with construction along Red Bluff.
- Incorporate other Class A material requirements and guidelines from other PUDs in our city.
- Consider a higher berm and what drives the height of that berm.
- Replacement guidelines on landscape features that die after they have been planted.

- Make sure we are in compliance with city guidelines for lighting.

The original motion was amended and seconded with these suggestions made by Chairman Gary Renola.

Motion:	To Approve the project with the comments made by the Chair.
Made By:	P&Z Member Klein
Seconded By:	P&Z Member Justus
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 and Zoning and sent to City Council for its action or review.**

Deputy City Manager/Planning and Zoning Director Sean Landis stated there was nothing to report.

4.2 **Approve minutes from the May 21, 2026 regular 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 **Establish future meeting dates and agenda items.**

Deputy City Manager/Planning and Zoning Director Sean Landis stated that the Joint City Council, Planning and Zoning Commission, and EDC meeting will be held on July 8, 2026 while the regular Planning and Zoning Commission meeting will be held on July 16, 2026.

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

The meeting adjourned at 6:44 p.m.

APPROVED:

Chair

DATE:

ATTEST:

Ranya Botros
Community & Economic Development Coordinator

Planning and Zoning Commission Meeting

August 20, 2026

Code Sections to be Modified

- 1.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 1, “In General”, Section 1.10 “Definitions”, by creating a definition for a “Nonprofit Therapeutic Service Dog Training and Wellness Campus”.
- 2.) A request to amend the Code of Ordinance of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 3 “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”, by adding “Nonprofit Therapeutic Service Dog Training and Wellness Campus” to Table 3-A “Uses Permitted by Right and Condition Uses”, determining permitted use by conditional use or by right within the “Land Use Activity”.
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Recommendations

1.) Proposed Definitions:

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Recommendations

2.) Proposed Parking Regulations:

Nonprofit Therapeutic Service Dog Training and Wellness Campus:

1 space per 300 square feet of gross floor area.

Recommendations

3.) Proposed Land Use Matrix Modifications:

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

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Nonprofit Therapeutic Service Dog Training and Wellness Campus									C							

Questions?

Seabrook Planning & Zoning Meeting

July 16, 2026

6:00 PM

2904 Red Bluff

Presentors - The K9 Companion Project



The K9 Companion Project

*Healing Together
Training for Life*

Two Lives. One Journey.

Two Lives. One Journey.



A healing campus where rescue dogs
and people learn, recover, and
thrive together.



RESCUE DOGS

Find purpose.
Change lives.



VETERANS & FAMILIES

Find healing.
Build stronger futures.



A COMMUNITY

Built on compassion.
Focused on hope.

HELP US BUILD A PLACE WHERE HOPE HAS FOUR PAWS.

www.k9companionproject.org



Who We Are

MISSION

To rescue abandoned and at-risk dogs and partner them with veterans, first responders, trauma survivors, individuals with disabilities, and others in need through a unique co-training model where both human and canine heal, grow, and learn together—creating life-changing partnerships built on trust, purpose, and hope.

VISION

To become a nationally recognized center of excellence where rescued dogs and people find healing together, strengthening individuals, families, and communities while setting the standard for compassionate service dog training, trauma-informed recovery, and community engagement.

ORGANIZATION

- Texas Nonprofit Corporation
- IRS Registered **501(c)(3)** Public Charity
- **509(a)(2)** Public Charity Classification
- EIN: **39-4408544**
- Volunteer-driven leadership with professional community partnerships



*Committed to responsible stewardship, neighborhood compatibility,
and long-term community partnership.*



Our Partners & Our Journey

OUR PARTNERS

Stronger Together. Greater Impact.

CONFIRMED COMMUNITY PARTNERS

- ★ **Carothers Community Gardens**
Promoting food resilience, education, and environmental stewardship.
- ★ **Texas RICH**
Advancing integrative health and wellness for our participants.
- ★ **PRO – Patriot Recovery Outpost**
Providing veteran peer support, mentorship, and resources.
- ★ **Sturdy With Christ**
Supporting nutrition education, cooking classes, and community outreach.

PARTNERSHIPS IN DEVELOPMENT

- Armand Bayou Nature Center
- UTMB Health
- University of Houston–Clear Lake
- Michael E. DeBakey VA Medical Center

★
Additional collaborations with educational institutions, healthcare providers, conservation organizations, and community partners continue to expand.

OUR JOURNEY

A purposeful beginning. A powerful future.



2024

THE VISION BEGINS

The concept for The K9 Companion Project is developed.



2025

ORGANIZATION ESTABLISHED

- Texas nonprofit formed
- IRS 501(c)(3) status obtained
- Board development
- Initial strategic partnerships established



2025 – 2026

BUILDING THE FOUNDATION

- Property identified
- Policies and procedures developed
- Community partnerships expanded
- Planning & Zoning application submitted



TODAY

PREPARING FOR LAUNCH

- Finalizing partnerships
- Seeking zoning approval
- Capital fundraising
- Program development



THE FUTURE

HEALING TOGETHER. TRAINING FOR LIFE.

Opening a premier healing campus serving veterans, first responders, trauma survivors, individuals with disabilities, and rescue dogs.



Who We Serve



Veterans

Supporting military veterans as they rebuild confidence, purpose, independence, and connection through the healing bond of a rescued dog.



First Responders

Providing a restorative environment for firefighters, law enforcement officers, EMS personnel, dispatchers, and others impacted by the cumulative effects of service.



Trauma Survivors

Helping individuals affected by trauma develop trust, emotional resilience, and renewed hope through structured canine-assisted healing.



Individuals with Disabilities

Serving individuals with qualifying physical, neurological, or other disabilities whose lives may be enhanced through professionally trained service or companion dogs.



Rescue Dogs

Giving carefully selected rescue dogs a second chance through comprehensive health evaluations, behavioral assessments, professional training, and a meaningful life of service.

*Healing begins at both ends of the leash.
Every successful partnership transforms two lives—not just one.*



Why Seabrook? Why This Property?

Rooted in Community. Built for Healing. Designed for Impact.



Why Seabrook?

- ★ A community that values conservation, nature, and quality of life.
- ★ A strong tradition of volunteerism and civic engagement.
- ★ Central location serving the greater Houston–Galveston region.
- ★ Opportunities to collaborate with schools, nonprofits, healthcare providers, and veterans' organizations.
- ★ A city known for compassion, environmental stewardship, and community pride.
- ★ The K9 Companion Project has been intentionally designed to be compatible with the character of Seabrook by emphasizing responsible stewardship, limited participant capacity, environmental conservation, and respectful operation as a long-term community partner.



Why This Property?

- ★ Approximately 6.3 acres providing natural buffers and open space.
- ★ Existing structures adaptable for nonprofit programming.
- ★ Sufficient room for secure training areas and participant activities.
- ★ Allows all parking to remain on-site, reducing impact to surrounding areas.
- ★ Supports a peaceful, therapeutic environment while respecting surrounding properties.
- ★ Ideal setting for nature-based healing, conservation, and outdoor education.

★ *Our goal is not simply to occupy this property—
we are committed to becoming one of Seabrook's best neighbors
and one of its proudest nonprofit organizations.* ★



A Day at The K9 Companion Project



Healing people. Training dogs. Building lifelong partnerships.



Application & Screening

Applications, interviews, background checks, and program suitability review ensure the right fit for both people and dogs.



Admissions & Orientation

Participants learn community expectations, property guidelines, safety procedures, and program requirements to ensure a successful experience.



Dog Matching

Each participant is carefully matched with a temperament-tested rescue dog based on needs, abilities, and goals.



Training Together

Professional instruction builds trust, obedience, confidence, and partnership between dog and handler through daily training and enrichment.



Wellness & Support Services

- Physical wellness
- Emotional wellness
- Peer support
- Nutrition education
- Gardening with Carothers Community Gardens
- Nature-based activities



Community Engagement

- Volunteer projects
- Educational opportunities
- Service activities
- Community events
- Building connections and a supportive community



Graduation & Continued Success

Teams graduate ready to serve their families and communities while remaining connected through ongoing support and alumni resources.



Every participant is supported by professional staff, trained volunteers, and community partners throughout their journey.



Our Commitment to Safety & Responsible Operations

Protecting people. Caring for dogs. Respecting neighbors. Honoring our community.



PARTICIPANT ADMISSIONS

- Comprehensive application process
- Background checks
- Interviews & reference verification
- Medical & program suitability review
- Orientation & onboarding
- Code of Conduct & program agreement
- Drug-free environment



DOG STANDARDS

- Veterinary evaluations & vaccinations
- Behavioral assessments & temperament testing
- Professional training & supervision
- Leash & control requirements
- Secure housing & exercise areas
- Immediate intervention if safety concerns arise



SAFETY & SUPERVISION

- Professional staff on-site daily
- Trained volunteers & clear protocols
- 24/7 property security & monitoring
- Emergency response procedures
- First aid & medical coordination
- Hurricane preparedness & evacuation plans



PROPERTY & TRAFFIC

- All parking on-site
- Limited daily participant capacity
- Controlled access & visitor policy
- Minimal traffic impact
- Deliveries by appointment



FACILITIES & GROUNDS

- Secure fencing around training & dog areas
- Indoor climate-controlled dog housing
- Quiet hours observed
- Clean, well-maintained facilities
- Beautifully landscaped & natural buffers



CLEANLINESS & ENVIRONMENT

- Daily waste removal & sanitation
- Pet waste stations throughout property
- Environmentally responsible practices
- Open space & conservation stewardship
- Natural habitat protection



COMMUNITY RELATIONS

- Good neighbor policy
- Open communication
- Prompt response to concerns
- Respect for surrounding properties



ACCOUNTABILITY & TRANSPARENCY

- Clear policies & procedures
- Regular program evaluations
- Incident reporting & documentation
- Continuous improvement



OUR PROMISE

We are committed to operating responsibly every day—ensuring a safe, healing, and respectful environment for participants, dogs, neighbors, and our entire community.



*Safety, respect, and responsibility guide everything we do.
We are committed to being one of Seabrook's best neighbors.*



Neighborhood Compatibility & Mitigation Plan

Respectful operations. Proactive planning. Good neighbors.



NOISE

- Indoor dog housing
- Scheduled outdoor training and play
- Professional training techniques
- Quiet hours observed 7:00 PM – 7:00 AM
- Immediate response to concerns



TRAFFIC

- Appointment-based scheduling
- Limited participant capacity
- All parking on-site
- No street parking
- Minimal impact on surrounding roads



ANIMAL MANAGEMENT

- Secure fencing on all training and play areas
- Leash requirements at all times
- Temperament-tested and well-matched dogs
- Veterinary care and behavioral oversight



PROPERTY MAINTENANCE

- Daily cleaning and sanitation
- Immediate waste removal
- Regular landscaping and lawn care
- Routine property inspections



SAFETY & SECURITY

- Security cameras on property
- Controlled access to facilities
- Visitor management procedures
- Emergency response and evacuation plans



ENVIRONMENTAL STEWARDSHIP

- Preservation of natural green space
- Native landscaping
- Responsible stormwater management
- Conservation and sustainability practices



COMMUNITY RELATIONS

- Designated community contact
- Prompt response to questions or concerns
- Good Neighbor commitment
- Ongoing communication with the City of Seabrook



LIMITED CAPACITY & HOURS

- Small, manageable participant and dog capacity
- Structured daily schedule
- Programs generally 8:00 AM – 6:00 PM
- No overnight boarding of participant animals

★ *Our commitment is simple: We will protect the quality of life that makes Seabrook special while creating a place of healing for people and rescue dogs.* ★



How This Benefits Seabrook & The Communities We Serve

Stronger community. Healthier neighbors. Brighter futures. Together.



Stronger Community

- Builds a culture of compassion, service, and connection.
- Offers programs and events that bring neighbors together.



Support for Those Who Serve

- Provides vital support for veterans, first responders, trauma survivors, and individuals with disabilities.
- Strengthens families and promotes long-term stability and well-being.



Saving Lives, Two at a Time

- Rescue dogs receive a second chance.
- Participants gain loyal companions and life-changing support.



Education & Youth Opportunities

- Hands-on learning in animal care, leadership, wellness, and environmental stewardship.
- Partnerships with local schools and youth programs.



Environmental Stewardship

- Preserves green space and promotes native landscaping and conservation.
- A model for sustainable, responsible land use.



Economic & Civic Enhancement

- Activates a prominent property with a positive, mission-driven use.
- Attracts volunteers, visitors, and partnerships that strengthen our local economy and reputation.

Benefits for Everyone Involved



For Our Community

- Safer, more vibrant community
- Opportunities for volunteering and mentorship
- Community events and outreach
- A long-term nonprofit partner invested in Seabrook's future



For Those We Serve

- Hope, healing, and renewed purpose
- Improved mental and physical well-being
- Increased independence and confidence
- Lifelong partnerships with their dogs
- Connection, support, and community



For Volunteers

- Meaningful ways to give back
- Skill-building and leadership development
- A welcoming, mission-driven community

★ The K9 Companion Project is more than a program—it is a community asset. By investing in healing today, we create a stronger, kinder, and more resilient Seabrook for generations to come. ★



Our Request



Tonight, we are requesting approval of the requested zoning designation that will allow:



The K9 Companion Project

A 501(c)(3) nonprofit dedicated to healing people and rescuing dogs through lifelong partnerships.



A Professionally Managed Healing Campus

A safe, structured, and therapeutic environment for training, wellness, education, and community.



Rescue Dog Training & Placement

Rescuing at-risk dogs, providing professional training, and placing them with individuals in need.



Community Partnerships

Collaborating with local organizations, schools, healthcare providers, veterans' groups, and faith-based partners.



Educational Programming

Hands-on learning for youth and adults in animal care, leadership, wellness, environmental stewardship, and more.



Wellness Programming

Providing physical, emotional, and mental wellness services that strengthen individuals and families.



Together, we have the opportunity to create something that will serve Seabrook with compassion, responsibility, and pride for generations to come.



Questions?

*Thank you for your time, your service,
and your commitment to the city of Seabrook.*

*“ When we heal,
we create a better
world for everyone. ”*

Two Lives.
One Journey.



Stronger
Individuals



Stronger
Families



Stronger
Communities



A Brighter
Future



Two Lives.
One Journey.

Thank you for considering the K9 Companion Project.

*Together, we can create a place of healing, hope, and opportunity
right here in Seabrook.*





The K9 Companion Project
Special Session Planning & Zoning
Amendments to Codes of Ordinance
2904 Red Bluff

Presented by: Amy Cefaratti & Jake Chiasson for The K9
Companion Project
July 16, 2026

Letter from the Founders:

Dear Members of the Seabrook Planning & Zoning Commission,

Thank you for taking the time to review our proposal and for your continued service to the City of Seabrook. The work you do helps shape the future of this community, and We appreciate the thoughtful consideration you give to every decision that comes before you.

When we began developing the K9 Companion Project, we looked throughout the region for the right place to build this vision. We ultimately chose Seabrook because it is a community that values quality of life, stewardship of its natural resources, and thoughtful, responsible growth. It is a city where people appreciate the balance between progress and preservation, which are qualities that closely reflect the mission and philosophy of our organization.

The K9 Companion Project will never be a traditional kennel or commercial training facility. It was designed as a purpose-driven nonprofit dedicated to helping rescue dogs and people heal together through structured training, education, and community support. Every aspect of the program has been developed with safety, professionalism, and long-term sustainability in mind. The Red Bluff property provides a unique opportunity to create a campus that complements its surroundings rather than competing with them. Its size, natural setting, and existing improvements allow us to thoughtfully integrate our programs while preserving the character of the area. We believe this project demonstrates how compassionate community services and responsible land stewardship can successfully coexist.

Our commitment extends beyond the individuals and dogs we serve. We are committed to being responsible neighbors, maintaining open communication with the surrounding community, operating transparently, and ensuring that every aspect of the project reflects the high standards expected within the City of Seabrook. The operational plans and mitigation measures included in this booklet were developed with those commitments in mind.

We also believe this project will become an asset to the city by attracting volunteers, community partnerships, educational opportunities, and charitable

investment while reinforcing Seabrook's reputation as a community that values innovation, service, and responsible leadership.

This proposal represents many months of planning, consultation, and careful consideration. We have worked diligently to anticipate questions, evaluate potential concerns, and develop practical solutions that allow this project to operate responsibly while remaining true to its mission.

Thank you again for your time, your service, and your thoughtful consideration of our request. It would be an honor to establish the permanent home of the K9 Companion Project in the City of Seabrook, and we look forward to becoming a trusted community partner for many years to come.

Respectfully,

Amy L. Wulfers-Cefaratti
Founder & Executive Director
K9 Companion Project
832-724-4222

Jake Chiasson
Founder & Head Trainer
K9 Companion Project
985-852-9979



Project Request Summary

The K9 Companion Project respectfully requests approval to operate a therapeutic dog training and wellness campus at the following location. The proposed use is intentionally limited in scope, professionally managed, and designed to operate in a manner that is compatible with surrounding properties while providing a valuable community service to the City of Seabrook.

Property Address	2904 Red Bluff Road, Lot 1, Red Oak R/P, Seabrook, Texas
Current Zoning	MMU (Mixed-Use Maritime District)
Requested Use	Therapeutic Service Dog Training & Wellness Campus
Hours of Operation	24 hours per day, 7 days per week (staffed and professionally managed)
Participant Capacity	Up to 4 participants initially; maximum of 8–10 participants per monthly program cycle
Canine Capacity	Up to 8 dogs initially; maximum of 15 dogs per monthly program cycle
Employees	7 or more professional staff members
Volunteers	Approximately 10–15 active volunteers
Parking	On-site parking provided for employees, participants, family members, volunteers, guest professionals, and scheduled visitors
Traffic Impact	Comparable to normal daily residential and professional office traffic with staggered arrivals and scheduled appointments. Uptick during special events
Special Events	Approximately 15-25 scheduled events annually, including educational workshops, community outreach activities, fundraising events, family invite graduation ceremonies, and volunteer appreciation gatherings
Future Growth	Future operational growth will remain within the participant and canine capacities identified above unless additional approvals are requested from the City.

Why This Property? Why Seabrook?

The K9 Companion Project carefully evaluated numerous potential locations before identifying **2904 Red Bluff Road** as the most appropriate site for this project. Our decision was based not on aesthetics, but on land-use compatibility, operational practicality, community impact, and the unique therapeutic environment the property provides.

The proposed campus is designed as a **low-intensity therapeutic wellness and service dog training facility**, where healing, rehabilitation, education, and structured canine training occur in a calm and carefully managed setting. The character of this use aligns well with the property's existing surroundings and offers several natural advantages that help minimize impacts on neighboring properties.

Natural Buffering

The property's size, existing vegetation, open space, and waterfront orientation provide natural separation between daily activities and surrounding properties. These buffers reduce visual and sound impacts while creating an environment that supports both participant wellness and effective service dog training.

Rather than intensive commercial activity occurring across the entire property, most daily operations are dispersed throughout walking paths, green space, training areas, indoor facilities, and wellness locations. This distribution of activity naturally limits concentrated impacts in any one area.

Compatible Traffic Patterns

The K9 Companion Project is not a high-volume destination business. Participants are scheduled by appointment, training sessions occur throughout the day, and many wellness activities involve only a few individuals at a time. Staff arrive in staggered shifts, and volunteers are scheduled according to program needs. Unlike retail businesses, restaurants, entertainment venues, or traditional event centers, there are no continuous

customer arrivals, drive-through traffic, or large fluctuations in vehicle volume.

Traffic generated by the project is expected to remain consistent with surrounding commercial and mixed-use activity while remaining well within the capacity of the existing roadway network.

A Therapeutic Waterfront Environment

The waterfront setting is far more than an attractive feature. It is an important component of the therapeutic environment. Research has consistently demonstrated that access to natural environments can reduce stress, lower anxiety, improve emotional regulation, and support recovery from trauma. Participants in the K9 Companion Project include veterans, first responders, individuals recovering from life-changing events, and people living with physical or emotional disabilities. The peaceful surroundings contribute directly to the effectiveness of these programs.

The property also supports wellness activities that rely on open outdoor environments, including guided walking, mindfulness practices, movement therapy, stress reduction exercises such as yoga, structured canine training, and supervised family interaction with service dogs.

The campus is designed to promote quiet reflection, confidence building, healthy physical activity, and meaningful human-animal connection which are all elements that are enhanced by the property's natural setting.

Accessibility

The location provides convenient access from major transportation corridors while remaining removed from areas of heavy residential density.

This accessibility allows participants, healthcare professionals, volunteers, emergency services, and visiting family members to reach the campus efficiently without requiring travel through established residential neighborhoods.

The property also offers sufficient space for organized parking, ADA accessibility, and safe vehicle circulation without creating congestion on adjacent roadways.

Appropriate Separation from Residential Neighborhoods

One of the property's greatest strengths is its ability to support this specialized use while maintaining respectful separation from the nearby residential areas.

The combination of property size, setbacks, natural vegetation, surrounding land uses, and operational design creates a significant level of compatibility that helps minimize potential impacts associated with daily activities. This allows the campus to function as a quiet therapeutic environment while respecting neighboring property owners and preserving the character of the surrounding area.

Existing Land Use Compatibility

The proposed use complements the property's existing Mixed-Use (MMU) zoning and surrounding development pattern. The K9 Companion Project is not an industrial operation, large-scale boarding facility, kennel, or traditional commercial business. Instead, it represents a specialized wellness and educational campus that integrates therapeutic services, service dog training, professional collaboration, and community engagement within a carefully managed environment.

Daily operations emphasize scheduled programming, structured activities, low participant volume, and professional oversight rather than intensive commercial activity.

The project contributes to the City's long-term vision by introducing a unique community resource that provides meaningful public benefit while maintaining compatibility with surrounding land uses.

A Long-Term Community Asset

The K9 Companion Project has been intentionally designed to become a lasting community asset for Seabrook.

By combining therapeutic wellness services, rescue dog rehabilitation, service dog training, educational opportunities, volunteer engagement, and partnerships with healthcare professionals and community organizations, the campus provides a use that serves residents while preserving the quiet character of the property.

Its operational model emphasizes responsible stewardship, thoughtful site planning, and respect for neighboring properties. The result is a campus that not only fits the location but also enhances it, creating a place dedicated to healing, education, and service that reflects the values of thoughtful community development.

Community Benefits

The K9 Companion Project is designed to become more than a therapeutic service dog training campus. It is intended to serve as a long-term community resource that strengthens Seabrook through public service, volunteerism, education, partnerships, and responsible stewardship.

While the primary mission is to help individuals and rescue dogs heal together, the broader impact extends throughout the community by creating opportunities that benefit residents, local organizations, and the City's long-term vision.

Economic Impact

The project represents a private investment in Seabrook that contributes to the local economy through employment, professional services, property improvements, construction, maintenance, veterinary care, local purchasing, and ongoing operational spending.

Participants, visiting family members, healthcare professionals, trainers, volunteers, and community partners will also patronize local restaurants, retail businesses, lodging, and other services, creating additional economic activity that supports existing businesses.

As the campus grows, these investments remain rooted in Seabrook while continuing to generate local economic benefit.

Volunteer Opportunities

Volunteer service is a cornerstone of the K9 Companion Project.

Residents of all ages and backgrounds will have meaningful opportunities to contribute through canine enrichment, facility maintenance, gardening, mentoring, administrative support, educational programming, special events, and community outreach.

These opportunities encourage civic engagement while allowing individuals to develop new skills, build relationships, and participate in a mission that directly benefits both people and animals.

Supporting Veterans, First Responders, and Individuals in Need

The campus will provide a unique local resource for veterans, first responders, trauma survivors, individuals living with disabilities, and others who can benefit from the therapeutic partnership of a trained service dog.

Rather than requiring many participants to travel long distances to access these services, Seabrook will become home to a program that offers healing, structured training, peer support, and long-term community connection close to home.

Advancing Mental Health and Community Wellness

The K9 Companion Project promotes wellness through evidence-informed programming that combines service dog training with structured activities designed to improve emotional health, physical well-being, resilience, and quality of life.

Programs incorporate movement, outdoor activity, stress reduction techniques, healthy lifestyle education, social connection, and therapeutic interaction with dogs in a calm, professionally supervised environment.

These services complement, not replace, the work of healthcare providers and create additional pathways toward recovery, confidence, and independence.

Giving Rescue Dogs a Purpose

Every service dog begins as an individual life deserving of a second chance. The project creates opportunities for carefully selected rescue dogs to receive professional evaluation, structured training, veterinary care, and purposeful placement with individuals whose lives may be transformed through that partnership.

This approach not only changes the future of each dog but also demonstrates responsible animal stewardship and reinforces the value of adoption whenever appropriate.

Environmental Stewardship

The campus is committed to preserving and enhancing the natural character of the property through thoughtful land management and responsible environmental practices.

Open green space, landscaping, habitat awareness, shoreline stewardship, and sustainable maintenance practices will help protect the property's natural resources while providing an outdoor setting that supports wellness, education, and recreation.

Stewardship of the land is viewed as an ongoing responsibility that benefits both participants and the broader community.

Educational Partnerships

The K9 Companion Project is actively pursuing partnerships with schools, colleges, universities, healthcare providers, veterinary professionals, emergency responders, other nonprofit organizations, and community groups.

These collaborations may include educational presentations, internships, volunteer service learning, research opportunities, career exploration, and community education programs that enrich learning while strengthening local partnerships.

By serving as a collaborative resource, and with our solidified partnership with Carothers Coastal Gardens, the campus creates opportunities that extend well beyond its daily operations.

Supporting Local Businesses

Whenever practical, the project intends to purchase goods and services from local businesses.

Routine needs, including veterinary services, feed and supplies, food for participants, clients, and staff, landscaping, construction, equipment maintenance, printing, office supplies, catering, hospitality, and professional services represent ongoing opportunities to support Seabrook's business community.

Building strong relationships with local businesses strengthens the local economy while reinforcing the project's commitment to being an active community partner.

Enhancing Seabrook's Destination Appeal

Seabrook is widely recognized for its waterfront setting, parks, trails, wildlife, and quality of life.

The K9 Companion Project complements these existing strengths by adding a distinctive community resource centered on wellness, service, education, and responsible animal care. Visitors participating in training programs, educational workshops, volunteer activities, and community events contribute to the local economy while experiencing the hospitality and natural beauty that define Seabrook.

Community Engagement

The project is intended to be an active participant in the life of the community.

Through educational seminars, volunteer events, nonprofit partnerships, family programs, public outreach, and collaborative initiatives, the campus seeks to strengthen relationships between residents, organizations, and local government. These activities encourage community involvement while promoting service, compassion, and responsible citizenship.

Emergency Response and Public Safety Partnerships

The K9 Companion Project welcomes opportunities to collaborate with first responders, veterans' organizations, emergency management personnel, healthcare providers, and other public service agencies.

Whether supporting community preparedness initiatives, educational programming, or wellness resources for those who serve, these partnerships reinforce the project's commitment to being a reliable community asset.

Helping Reduce the Burden on Animal Shelters

By selecting, evaluating, training, and placing appropriate rescue dogs into purposeful service roles, the project contributes to broader efforts to reduce shelter populations and improve long-term placement outcomes.

Every successful placement represents not only a life changed but also additional capacity for shelters and rescue organizations to help more animals in need.

Bringing Positive Recognition to Seabrook

Communities are often recognized for projects that reflect innovation, compassion, and quality of life.

The K9 Companion Project has the potential to become one of those defining community assets. By creating a destination dedicated to healing, service, education, and responsible stewardship, Seabrook has the opportunity to be recognized as a city that embraces thoughtful development while investing in programs that strengthen both people and the community.

Investing in a Stronger Community

The K9 Companion Project is ultimately an investment in people, animals, and the future of Seabrook.

Its success will be measured not only by the number of service dogs trained or participants served, but by the stronger partnerships formed, the volunteers inspired, the rescue dogs given new purpose, the local businesses supported, and the lasting positive impact created throughout the community.

The project is intended to become a place where healing, education, service, and community come together in ways that continue benefiting Seabrook for many years to come.

COMMUNITY BENEFITS

The K9 Companion Project: Building a Stronger Seabrook Together

A long-term community asset that creates value, supports people and animals, and strengthens Seabrook.



ECONOMIC IMPACT

Creates local jobs, supports professional services and construction, and generates ongoing spending with Seabrook businesses.



VOLUNTEER OPPORTUNITIES

Meaningful roles for residents, students, veterans, and community groups in programs, operations, events, and outreach.



VETERAN & FIRST RESPONDER SUPPORT

Therapeutic service dog training and wellness programs for veterans, first responders, trauma survivors, and individuals with disabilities.



MENTAL HEALTH & WELLNESS

Evidence-informed programs that promote healing, resilience, confidence, physical activity, and social connection.



RESCUE DOGS WITH PURPOSE

Rescues, rehabilitates, and trains shelter dogs for service, giving them a second chance and transforming lives on both ends.



ENVIRONMENTAL STEWARDSHIP

Thoughtful land management, shoreline stewardship, habitat awareness, and sustainable practices protect our natural resources.



EDUCATIONAL PARTNERSHIPS

Collaborations with schools, colleges, universities, and professionals for education, internships, research, and career exploration.



SUPPORT FOR LOCAL BUSINESSES

Ongoing purchases of goods and services from local businesses strengthen Seabrook's economy and build lasting relationships.



TOURISM & DESTINATION APPEAL

Welcomes participants, visitors, and families who enjoy Seabrook's parks, waterfront, restaurants, lodging, and local attractions.



COMMUNITY ENGAGEMENT

Educational events, family programs, volunteer activities, and community outreach that bring people together.



EMERGENCY RESPONSE PARTNERSHIPS

Collaborates with first responders, veterans' organizations, healthcare providers, and agencies to support public safety and community wellness.



REDUCING SHELTER BURDEN & EARNING POSITIVE RECOGNITION

Helps reduce shelter populations through purposeful placements and brings positive recognition to Seabrook as a community that leads with compassion and innovation.



Investing in People. Strengthening Community. Changing Lives.

The K9 Companion Project is more than a development—it is a commitment to the well-being of Seabrook today and for generations to come.



The Red Bluff Campus is designed to operate with clearly defined procedures that prioritize participant safety, animal welfare, neighborhood compatibility, and responsible stewardship of the property. Every aspect of campus operations is governed by written policies, staff supervision, and established operating procedures.

Campus Operations at a Glance

Operations Category	Standard
Operating Hours	24 hours / 7 days per week (staffed)
Client Capacity	Small cohort model
Dog Capacity	Limited and controlled
Staff Supervision	On-site management and security personnel
Visitor Access	By appointment only
Outdoor Activities	Scheduled and supervised
Indoor Activities	Available regardless of weather
Waste Management	Enclosed enzyme treatment system
Sanitation	Continuous throughout the day
Emergency Planning	CERT-aligned emergency procedures
Property Security	Controlled access and monitored campus

Daily Campus Operations

Participant Arrival

Participants arrive by scheduled appointment and are greeted by staff. New participants receive orientation before beginning any program activities.

Vehicle traffic is minimal and comparable to a typical residential property with periodic visitors.

Parking

Dedicated on-site parking areas accommodate:

- Staff
- Participants
- Visiting family members

- Medical professionals
- Volunteers

Parking remains on-site. No roadside parking is anticipated. If a need arises, we will work with the city for necessary permitting and seek P&Z advice.

Dog Exercise Schedule

Dogs are never released as a group. Exercise periods are staggered throughout the day using structured schedules that reduce excitement, minimize barking, and maintain a calm campus environment.

Outdoor activities include:

- Walking
- Obedience work
- Service task training
- Controlled play
- Confidence-building exercises

Indoor Operations

Weather never interrupts programming. The existing climate-controlled training building allows:

- Service dog training
- Educational workshops
- Wellness classes
- Physical therapy activities
- Community meetings
- Emergency weather operations

Indoor programming significantly reduces outdoor activity during periods of excessive heat, storms, or heavy rain.

Outdoor Activities

Outdoor activities are intentionally low impact. Programs include:

- Walking trails
- Waterfront reflection
- Gardening
- Mindfulness activities
- Specific canine training
- Family interaction
- Recreation

Activities occur in small groups under staff supervision.

Staff Supervision

The campus is professionally staffed during all operating periods (24/7).

Personnel oversee:

- Participant safety and management
- Animal welfare and management
- Facility operations
- Property maintenance
- Visitor management
- Emergency response

The goal is proactive management rather than reactive intervention.

Environmental Stewardship

Waste Collection

Animal waste is collected immediately throughout the day. Waste is processed using an enclosed enzyme-based treatment system designed to:

- Significantly reduce odors

- Improve sanitation
- Minimize environmental impact
- Protect nearby waterways

Campus Sanitation

Cleaning continues throughout the day. Daily procedures include:

- Kennel sanitation
- Training area cleaning
- Common area disinfection
- Waste removal
- Surface sanitation
- Equipment cleaning

Maintaining a clean campus protects both participants and animals.

Noise Management

The campus is intentionally designed to minimize noise.

Mitigation measures include:

- Small participant groups
- Limited number of dogs
- Scheduled outdoor activity
- Indoor training facilities
- Professional animal handling
- Staff supervision
- Large natural setbacks
- Existing and new vegetation buffers

These features help maintain compatibility with surrounding properties.

Lighting

Existing lighting will be updated using responsible lighting practices.

Improvements will include:

- Shielded fixtures
- Downward-directed lighting
- Reduced light pollution
- Enhanced pathway visibility
- Security lighting where appropriate

The goal is improved safety while respecting neighboring properties and preserving the waterfront environment.

Visitor Policies

Visitors are welcome by appointment. Campus policies govern:

- Visitor check-in
- Escort requirements
- Animal interaction
- Parking
- Facility access
- Safety expectations

Written Rules & Procedures ensure consistency and accountability.

Deliveries

Routine deliveries are limited and comparable to residential deliveries.

Delivery vehicles access designated areas on the property without disrupting neighborhood traffic.

Transportation

Participants primarily arrive in personal vehicles.

Transportation for program outings or community activities is coordinated by staff using scheduled departures and returns. Traffic volumes remain modest and predictable.

Security

Campus security combines physical design with active supervision. Measures include:

- Controlled property access
- Staff presence
- Security personnel
- Visitor management
- Exterior lighting
- Emergency communication systems
- Clearly documented emergency procedures

Emergency Planning

Emergency preparedness follows guidance from:

- Community Emergency Response Team (CERT)
- Texas Gulf Coast emergency management recommendations
- City emergency response guidance

The K9 Companion Project intends to work collaboratively with the City of Seabrook, local first responders, and the local CERT organization to develop emergency procedures that exceed standard best practices. Planning includes:

- Hurricanes
- Flooding
- Fire
- Medical emergencies

- Animal emergencies
- Utility failures
- Evacuation procedures
- Shelter-in-place procedures

Fencing

The campus will include fencing that provides security while maintaining an attractive appearance.

Rather than creating a fortress-like environment, fencing will be designed in collaboration with the surrounding community and City staff to:

- Enhance safety
- Protect participants and animals
- Preserve neighborhood aesthetics
- Respect adjacent properties
- Blend naturally with the character of the waterfront setting

A DAY AT RED BLUFF CAMPUS

Structured. Supervised. Purposeful.

A predictable daily rhythm that supports healing, training, and community – 24 hours a day.



★ OUR PROMISE TO SEABROOK ★

-  Participant & animal safety is our highest priority.
-  Small groups. Staggered schedules. Minimal impact.
-  Respectful neighbors. Managed noise & traffic.
-  Responsible stewardship of our land and water.
-  Working together for a stronger community.

★ HOW WE OPERATE ★

 **24/7 OPERATIONS**
The campus is staffed 24 hours a day, 7 days a week.

 **MINIMAL TRAFFIC**
Scheduled arrivals, on-site parking, no roadside parking.

 **NOISE MANAGED**
Small groups, indoor training, natural buffers, and staggered activities keep noise minimal.

 **CLEAN & RESPONSIBLE**
Enclosed enzyme waste system, continuous sanitation, and environmental care.

 **SAFETY FIRST**
Supervision, security, visitor policies, and emergency preparedness.

 **COMMUNITY PARTNERS**
We work with the City of Seabrook, CERT, and neighbors to exceed best practices.

 **RESPECTFUL BOUNDARIES**
Fencing enhances safety while maintaining beauty, openness, and neighbor comfort.

*Thoughtful today.
Sustainable forever.*

7:00 AM



Day Begins

- Staff arrive and campus check
- Animals cared for
- Facilities prepared for the day



8:00 AM



Participant Arrivals & Orientation

- Participants arrive by appointment
- Check-in, goal setting, orientation
- Warm welcome, calm environment



9:00 AM



Morning Walk & Outdoor Time

- Staggered dog exercise & enrichment
- Waterfront walks & outdoor activities
- Connection with nature



11:00 AM



Training & Skill Building

- Service dog training & task work
- Confidence building & obedience
- Small, focused sessions



12:00 PM



Lunch & Rest

- Nutritious meals & hydration
- Rest time for people & dogs
- Downtime promotes wellness



1:30 PM



Wellness & Recovery

- Therapy, mindfulness, movement
- Yoga, breathwork, physical therapy
- Healing the whole person



3:00 PM



Staggered Enrichment

- Small-group activities & play
- Nose work, confidence, & skills
- Mental stimulation & joy



5:00 PM



Community & Connection

- Workshops, education, family time
- Community partners & gatherings
- Building relationships & support



7:00 PM



Evening Reflection

- Quiet waterfront time
- Journaling, gratitude, relaxation
- Preparing for the night



9:00 PM



Quiet Hours

- Campus quiets to a calm close
- Overnight staff remain on-site
- Monitoring continues all night



Every day is intentional. Every life is valued.
Healing together. Growing together. Thriving together.



The K9 Companion Project is not designed to be simply a place where people and dogs come together, it is designed to operate as a carefully managed, professionally supervised campus. Every operational procedure has been developed with one goal in mind: protecting participants, safeguarding rescue dogs, respecting our neighbors, and being a responsible long-term member of the Seabrook community.

Thank you so much for your time and consideration on this project.

Gratefully submitted by: The K9 Companion Project

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amy@k9companionproject.org

jacob@k9companionproject.org

832-724-4222

DAVINCI'S BUSINESS PLAN

This document contains confidential and proprietary information of Wildflower Wines, LLC DBA DaVinci's. It is provided solely for the purpose of evaluating a potential business relationship. Unauthorized use or distribution of this material is strictly prohibited.

Company Overview

Business Name: DaVinci's

Entity: Wildflower Wines, LLC

Concept: Boutique wine lounge and retail bottle shop with curated wine and craft beer offerings

Ownership: Owner-operated

Operating Highlights

- Approximately 2,400 square feet
- Approximately 50-80 seats
- Curated wine-forward beverage program
- Membership offerings
- Limited food program
- Community-focused events
- Evening and weekend operating model

Executive Summary

DaVinci's is a boutique wine lounge designed as a premium, seated hospitality experience with integrated curated retail.

The concept fills a market gap between casual bars and full-service dining by offering a sophisticated wine-first experience tailored to professionals, couples, and social groups seeking an elevated atmosphere.

Occupying approximately 2,000 square feet with seating for approximately 50-80 guests, the concept is intentionally designed to maximize revenue per square foot while maintaining comfort, intimacy, and exclusivity.

DaVinci's is designed to become a neighborhood destination built around atmosphere, quality, and repeat visitation.

Market Opportunity

In the suburban Houston coastal corridor, consumers face a clear tradeoff: casual bars lacking quality and atmosphere, and restaurants where wine is secondary to dining. DaVinci's fills this gap by delivering a curated wine selection, wine education, premium hospitality, and elevated ambiance.

Competitive Advantage

- Experience-driven concept
- Wine-first positioning
- Limited direct competition
- Curated beverage selection
- Membership program
- Community events
- Design-forward environment
- Retail integration that increases customer lifetime value

Operator Background

DaVinci's is led by an owner-operator with a background in engineering and industrial manufacturing operations, bringing a disciplined, systems-driven approach to operations, cost control, and process optimization.

The business is structured with a strong focus on unit economics, staffing efficiency, and consistent execution. The owner will be actively involved in day-to-day operations, vendor management, and customer experience to ensure quality and financial discipline from launch through scale.

To complement operational leadership, DaVinci's will leverage a strategic wine advisor to support curation, supplier relationships, and staff training. This ensures a credible, differentiated wine program while maintaining a lean and efficient operating model.

DaVinci's general manager has a professional background in wine and beer sales and distribution, with hands-on experience working with suppliers, distributors, and retail accounts, resulting in a deep understanding of product selection, pricing strategies, inventory control, and customer preferences.

Revenue Model

DaVinci's operates on a high-margin, beverage-first model with controlled inventory and streamlined operations.

Revenue is generated through beverage sales, retail purchases, memberships, private events, and ticketed wine education events.

Products and Services

- Curated retail wine selection
- Curated retail craft beer selection
- On-premise wine and craft beer tastings
- Private events
- Ticketed educational tasting events designed to drive retail conversion
- Limited food pairings
- Wine Membership

Hours of Operation (Preliminary)

Monday-Tuesday: Closed

Wednesday: 3:00 PM – 10:00 PM

Thursday: 3:00 PM – 10:00 PM

Friday: 2:00 PM – 12:00 AM

Saturday: 2:00 PM – 12:00 AM

Sunday: 10:00 AM – 2:00 PM

Staffing Plan

- 1 Owner / Operator
- 1 General Manager
- 2–3 Bartenders
- 1 Service Associate

Staffing levels will scale with demand while maintaining service quality and operational efficiency.

Startup Budget Summary

Funding will be structured as a business loan and an owner equity contribution. Funds will be used for leasehold improvements, opening inventory, equipment, licenses, pre-opening expenses, and working capital.

Category	Sum of Estimated Cost
Buildout & Leasehold Improvements	\$65,500.00
Contingency	\$10,000.00
Furniture, Fixtures & Equipment	\$64,500.00
Inventory	\$20,000.00
Licenses, Permits & Professional Fees	\$15,600.00
Occupancy Costs	\$5,500.00
Payroll & Working Capital	\$27,000.00
Professional Fees	\$10,500.00
Utilities & Operating Supplies	\$2,000.00
TOTAL	\$220,600.00

Sales Forecast

Year 1 Revenue: \$450,000 – \$600,000

Focus: Brand launch, customer acquisition, and membership growth

Year 2 Revenue: \$650,000 – \$800,000

Focus: Increased repeat visitation, event growth, and retail conversion

Year 3 Revenue: \$850,000 – \$1,000,000

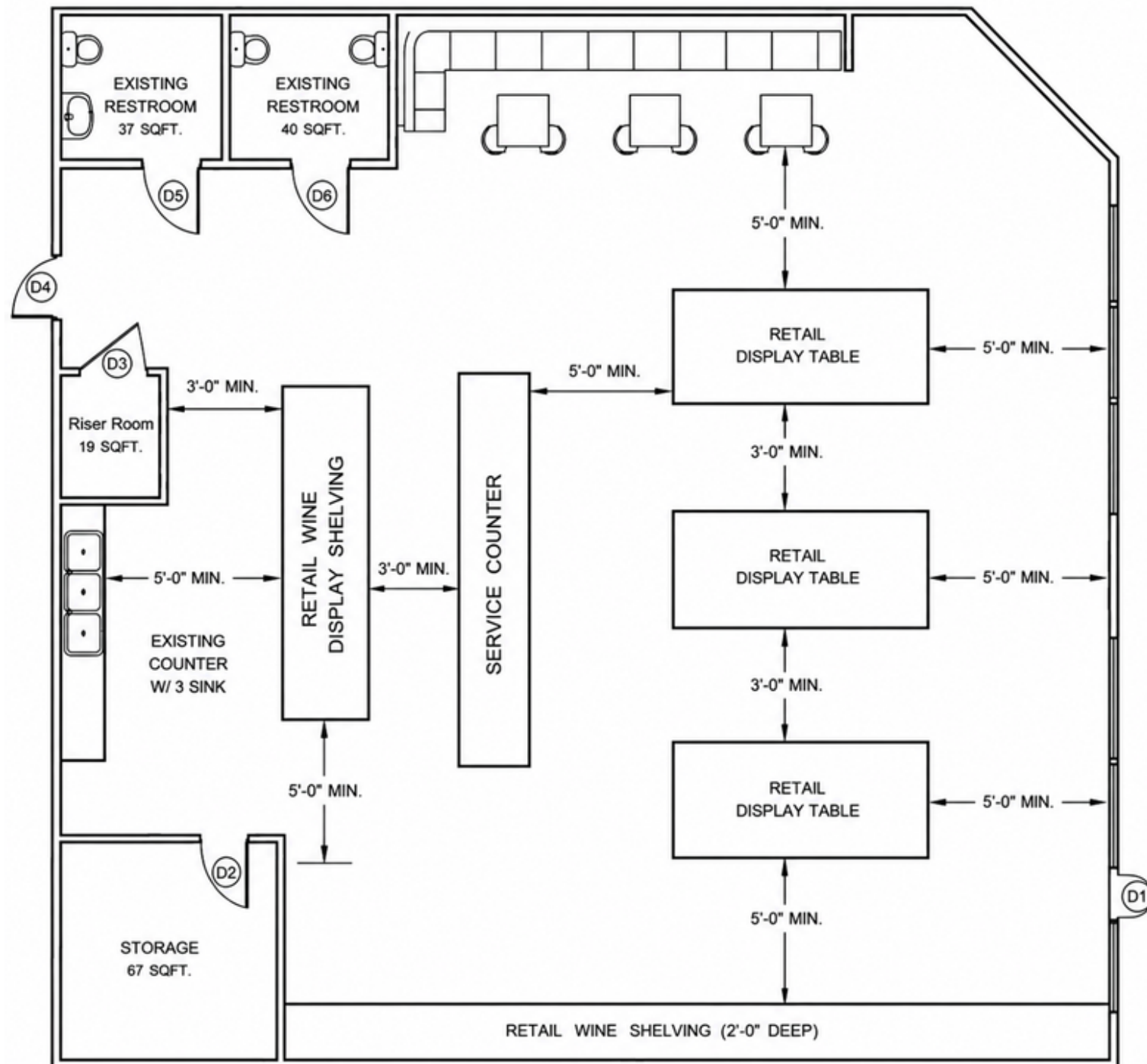
Focus: Mature operating performance and customer loyalty

Revenue growth is expected to be driven by repeat visitation, memberships, curated events, retail purchases, and continued market awareness.

Closing Statement

DaVinci's is a disciplined, experience-led wine lounge designed for consistency, repeat engagement, and real estate enhancement.

The concept is intended to become a defining feature of its location, creating a destination that draws repeat traffic, strengthens neighboring businesses, and contributes positively to the overall property experience.

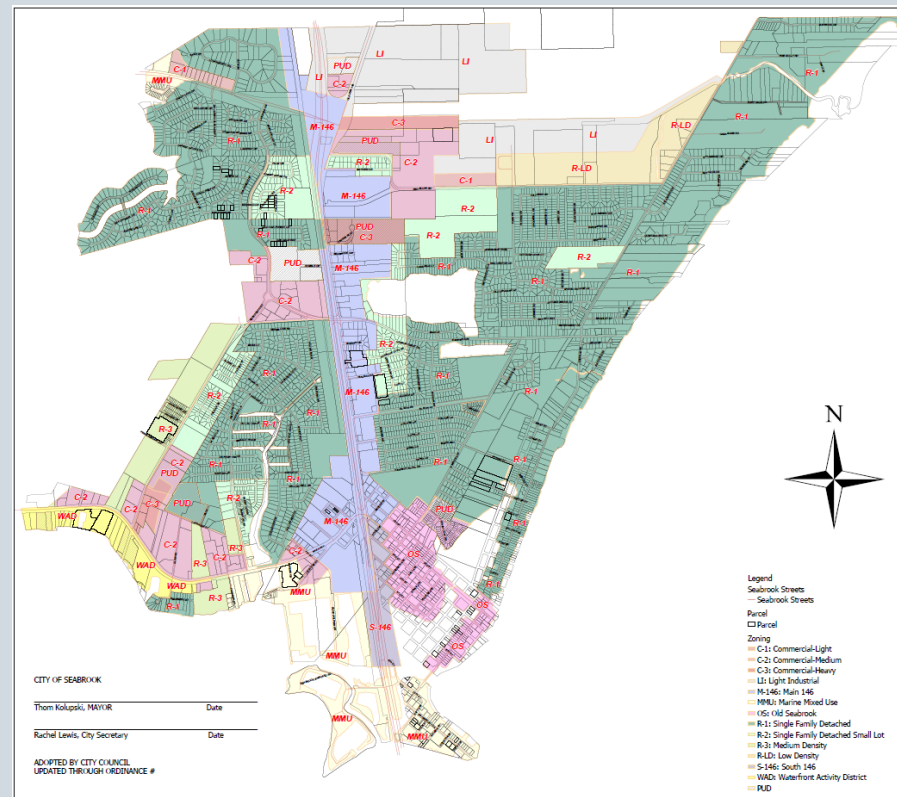


Conditional Use Permit Request “Bar Use” DaVinci’s Wine Bar 2900 E. Nasa Parkway Ste 250



Planning and Zoning Commission Meeting

August 20, 2026



Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to establish a "Bar" within an existing commercial tenant space located at 2900 E. NASA Parkway, Suite 250. The subject property is located within the C-2 (Medium Commercial) zoning district, where a bar is permitted only upon approval of a Conditional Use Permit by the City Council following a recommendation from the Planning and Zoning Commission.

The proposed business, DaVinci's, is described as a boutique wine lounge offering on-premises wine, beer, and limited alcoholic beverage service in an upscale, seated hospitality environment. The concept is intended to emphasize wine education, guided tastings, social gatherings, and relaxed table service rather than traditional bar or nightclub operations. The applicant has stated that no dance floor, live nightclub entertainment, or late-night bar activities are proposed.

Food service will be limited to light fare, including artisan cheese and charcuterie boards, crostini, small packaged gourmet foods, and similar items requiring minimal food preparation. In addition to on-premises beverage service, the establishment proposes integrated retail sales of curated bottles of wine, gourmet specialty foods, wine accessories, and gift items.

Hours of Operation

The applicant has indicated the following preliminary hours of operation:

Monday:	Closed
Tuesday:	Closed
Wednesday:	3:00 p.m. – 10:00 p.m.
Thursday:	3:00 p.m. – 12:00 a.m.
Friday:	2:00 p.m. – 12:00 a.m.
Saturday:	2:00 p.m. – 12:00 a.m.
Sunday:	10:00 a.m. – 4:00 p.m.

Site Location

2900 E. Nasa Parkway Ste 250



Photo of Location





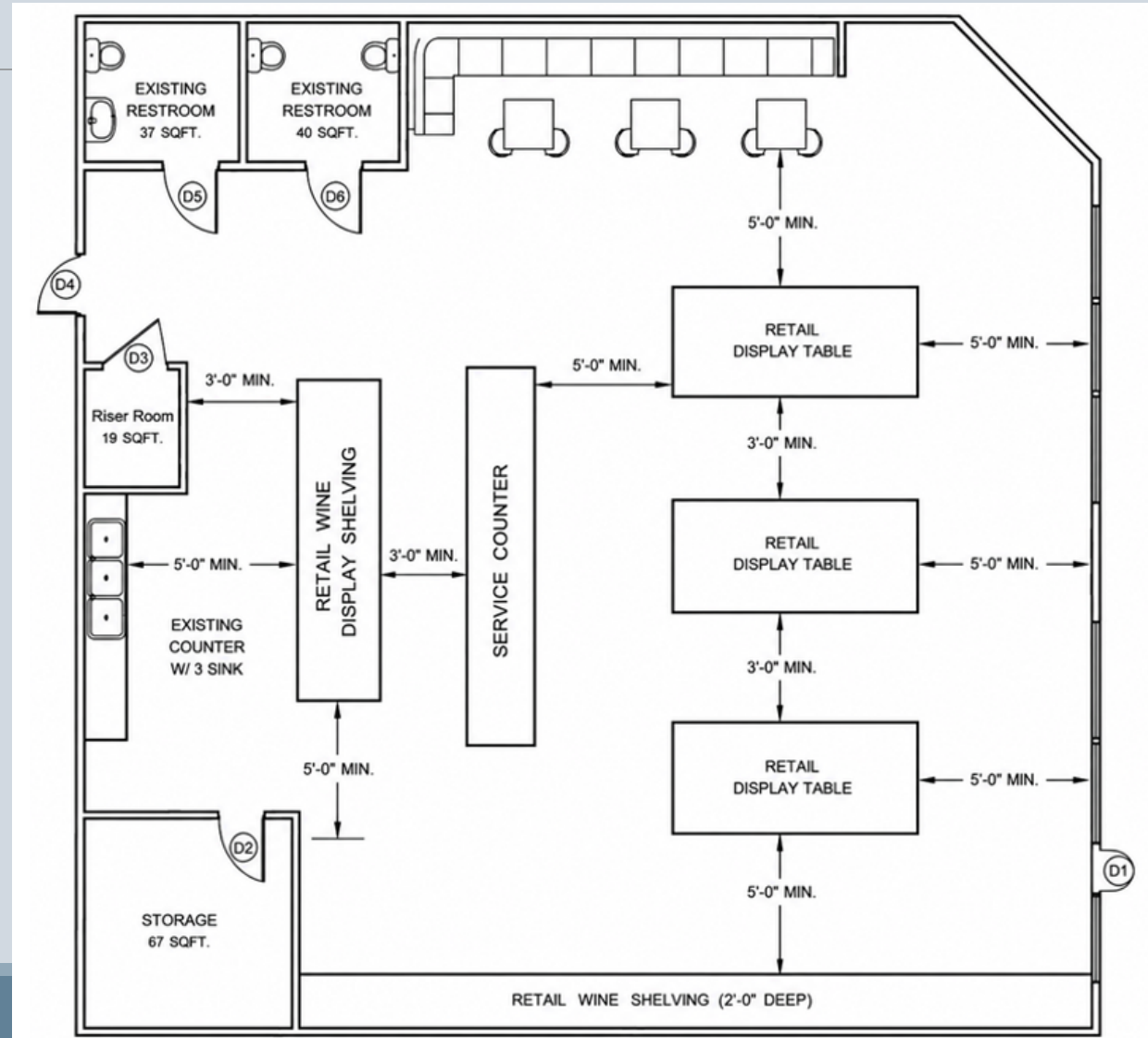
Surrounding Uses

1. Athena's Corner – Greek American Restaurant
2. Seabrook House of Flowers
3. Phlower Pharma CBD Sales
4. AJ Massage
5. Clinica Hispana (Medical Clinic)
6. Iguanas Ranas Mexican Cantina
7. Wong Chef Chinese Restaurant
8. Bushi Ban
9. Nails 2 (Nail Salon)

Photos of Current Operation



Proposed Interior Build-Out



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.	City Council Approved First Reading of Ordinance July 7, 2026 Scheduled for Second Reading July 21, 2026
8/18/2026	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.	City Council approved the Preliminary PUD with a list of recommended modifications at the August 4, 2026 City Council Meeting