



**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. Chairman 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:

8/20/26

ATTEST:


Ranya Botros
Community & Economic Development Coordinator

Exhibit A

**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.

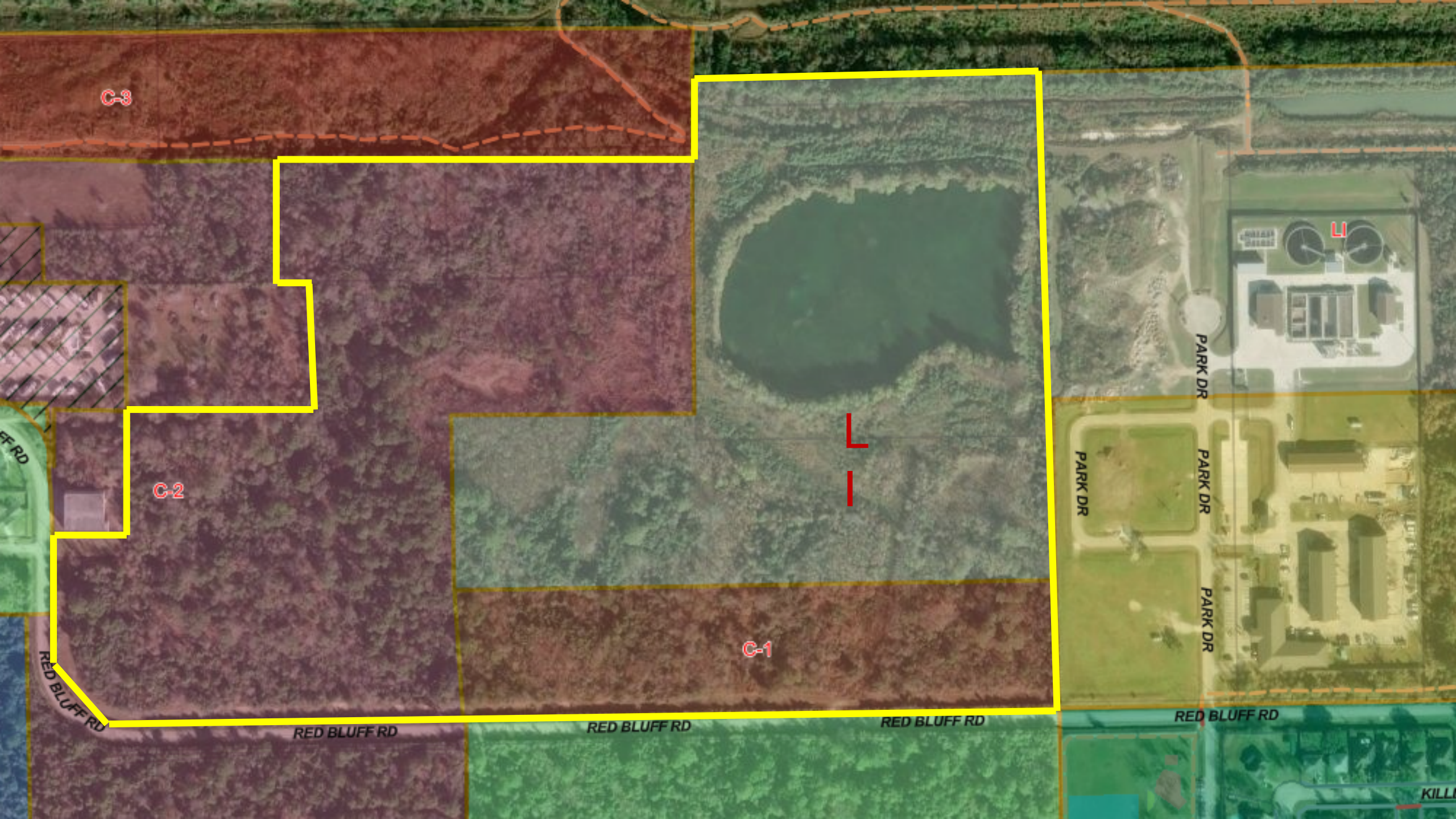
This property is located north of Red Bluff Road, west of Park Drive and east of Old State Hwy 146.

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

Exhibit B



C-3

C-2

C-1

L

PARK DR

PARK DR

PARK DR

RED BLUFF RD

KILL

FF RD

RED BLUFF RD

RED BLUFF RD

RED BLUFF RD

RED BLUFF RD

Exhibit C

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

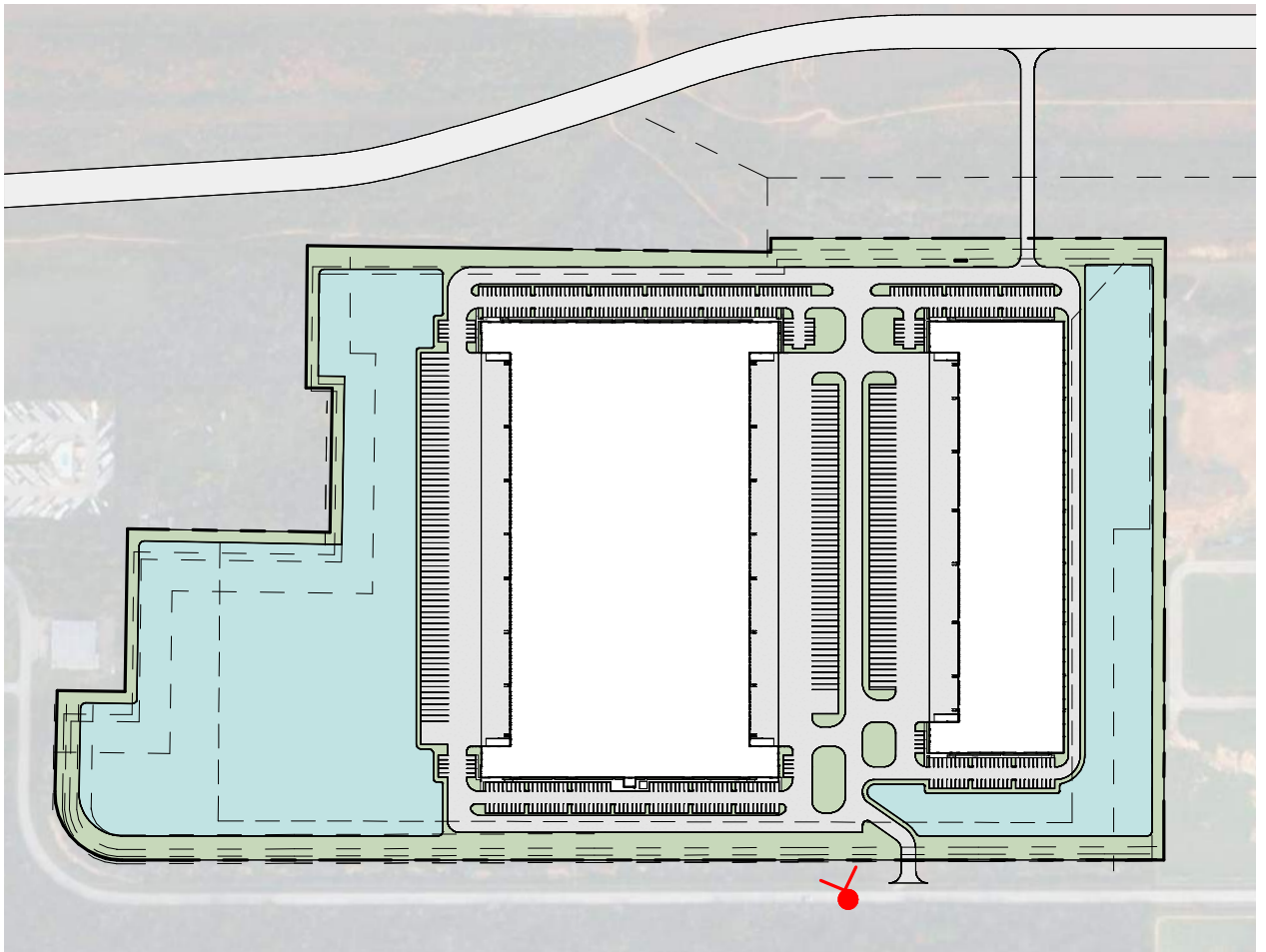
All onsite utilities shall be designed and constructed per Seabrook requirements. Water service will be provided from an existing City of Seabrook waterline located in Red Bluff right-of-way. To service the development with sanitary sewer, an approximately 2,400 linear foot off-site force main extension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



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 TBPE FIRM REG. #F-13709	Project	Drawing Title	VIEW FROM RED BLUFF RD 1	Project No.	BUILDING RENDERING
		SEABROOK (CONSTELLATION)	510170101			
			Date		4/23/2026	
			Drawn By			
		Checked By				
		HARRIS COUNTY	SEABROOK	TEXAS		D-1.1

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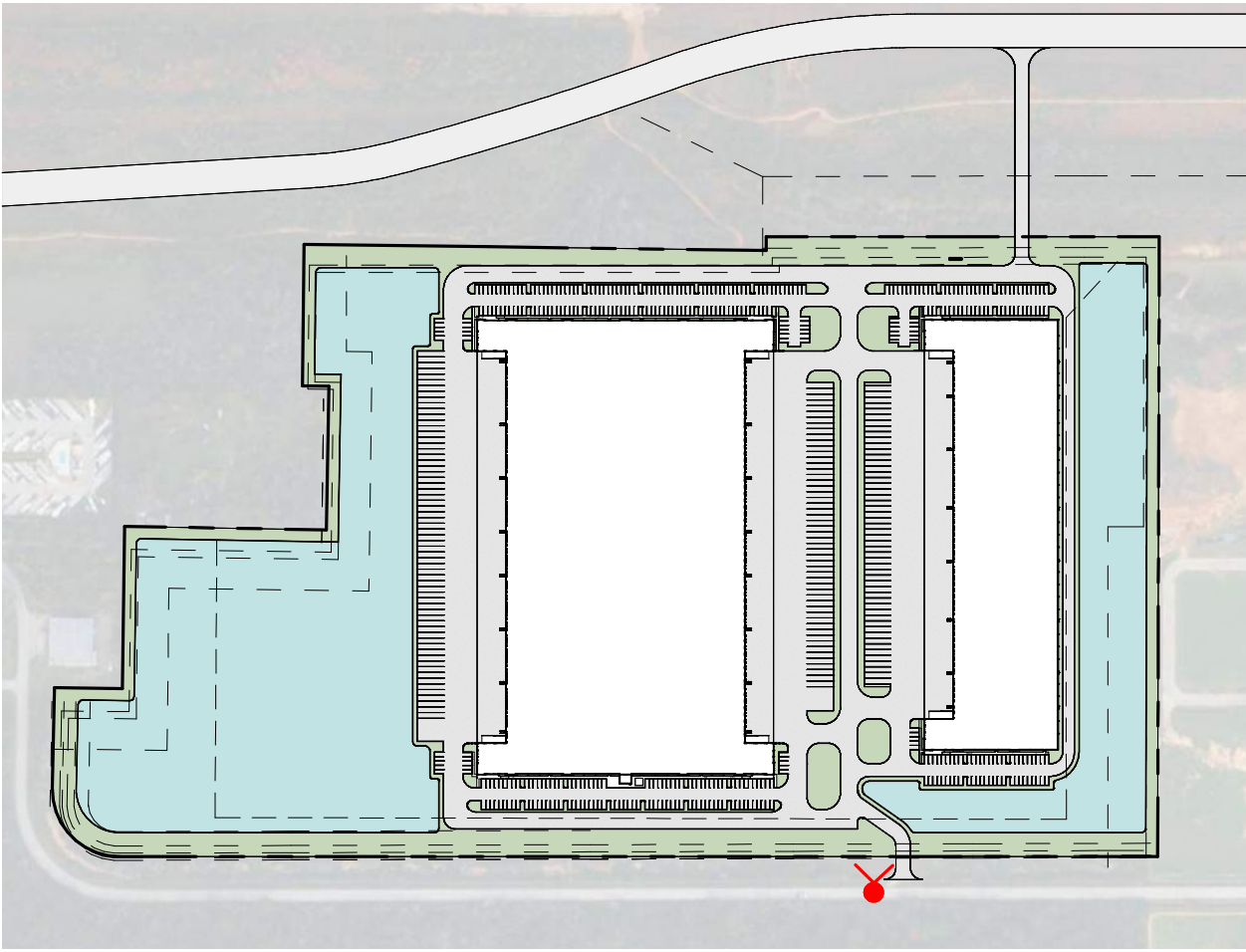
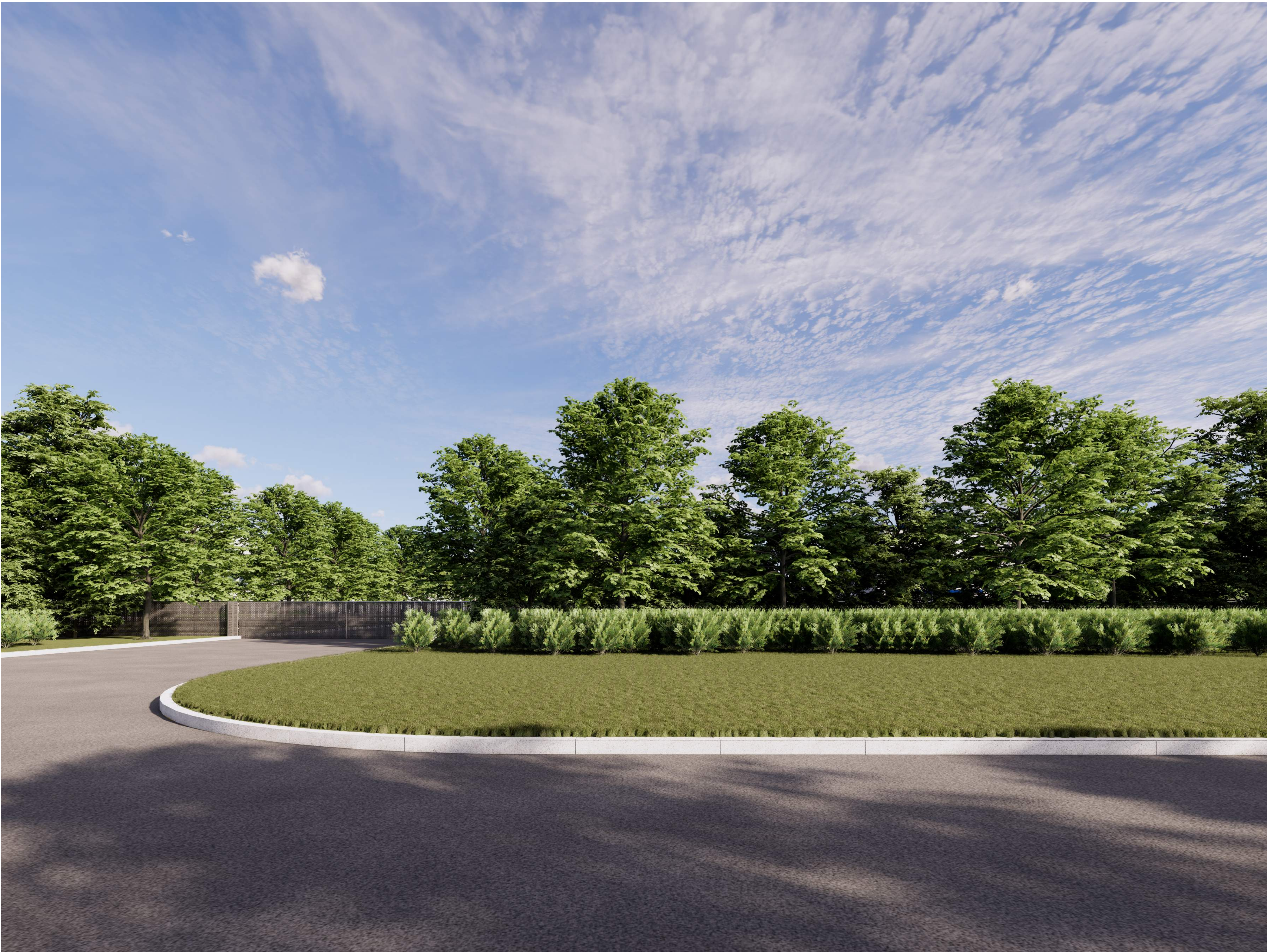
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Project

**SEABROOK
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HARRIS COUNTY

SEABROOK

Drawing Title

VIEW FROM RED BLUFF RD 2

Project No.

510170101

Date

4/23/2026

Drawn By

Checked By

**BUILDING
RENDERING**

D-1.2

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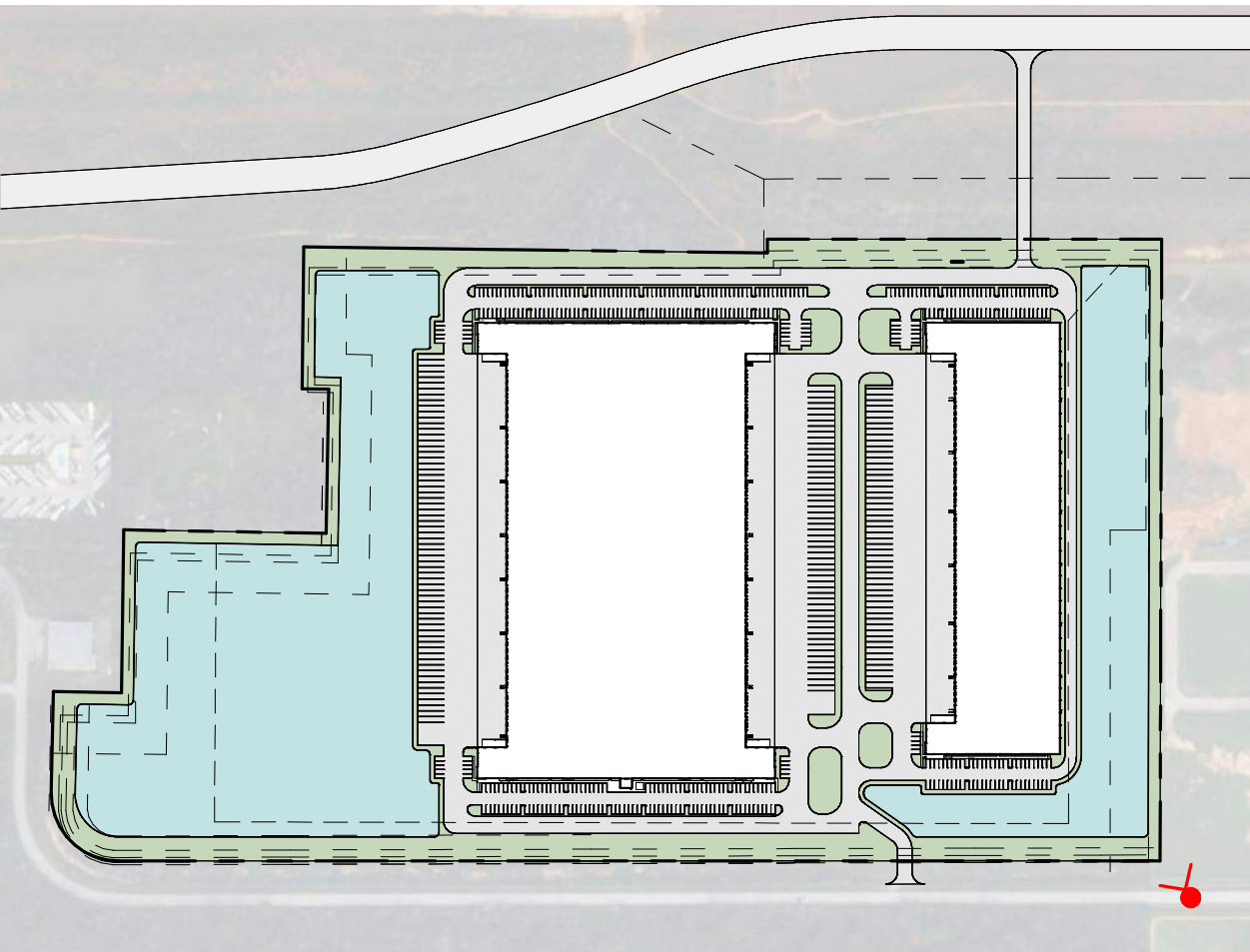
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SEABROOK

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Drawing Title

VIEW FROM RED BLUFF RD 3

Project No.

510170101

Date

4/23/2026

Drawn By

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**BUILDING
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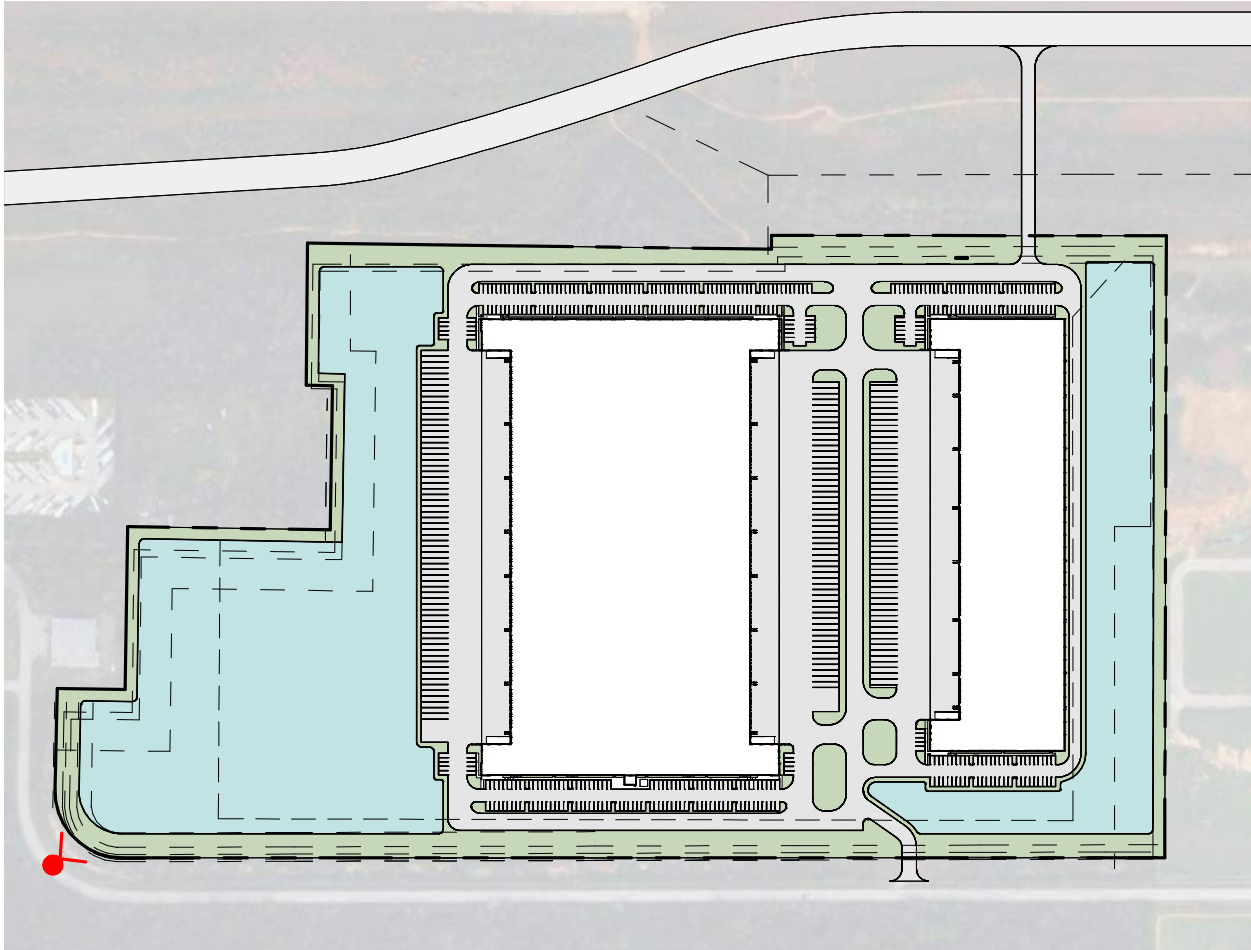
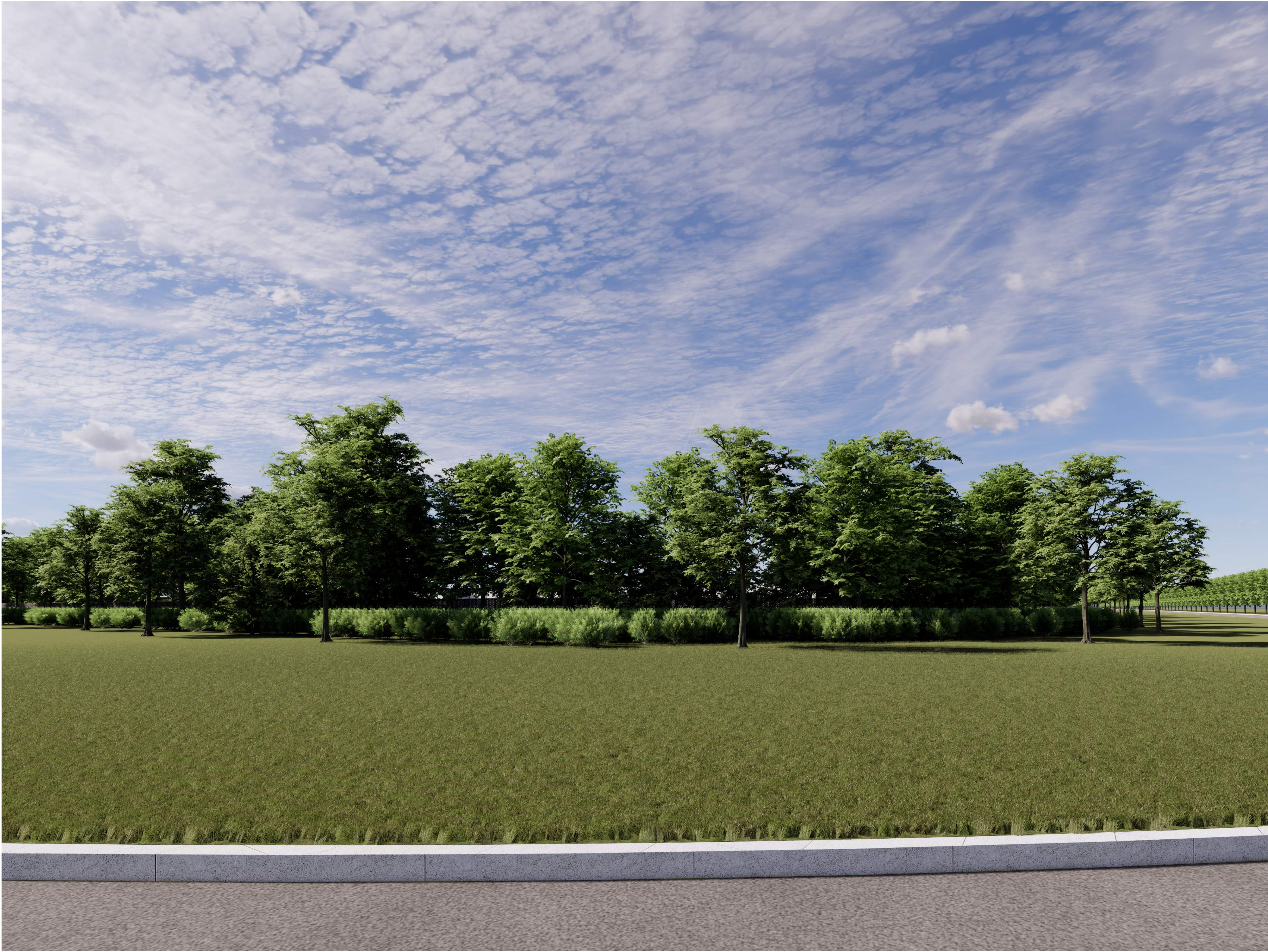
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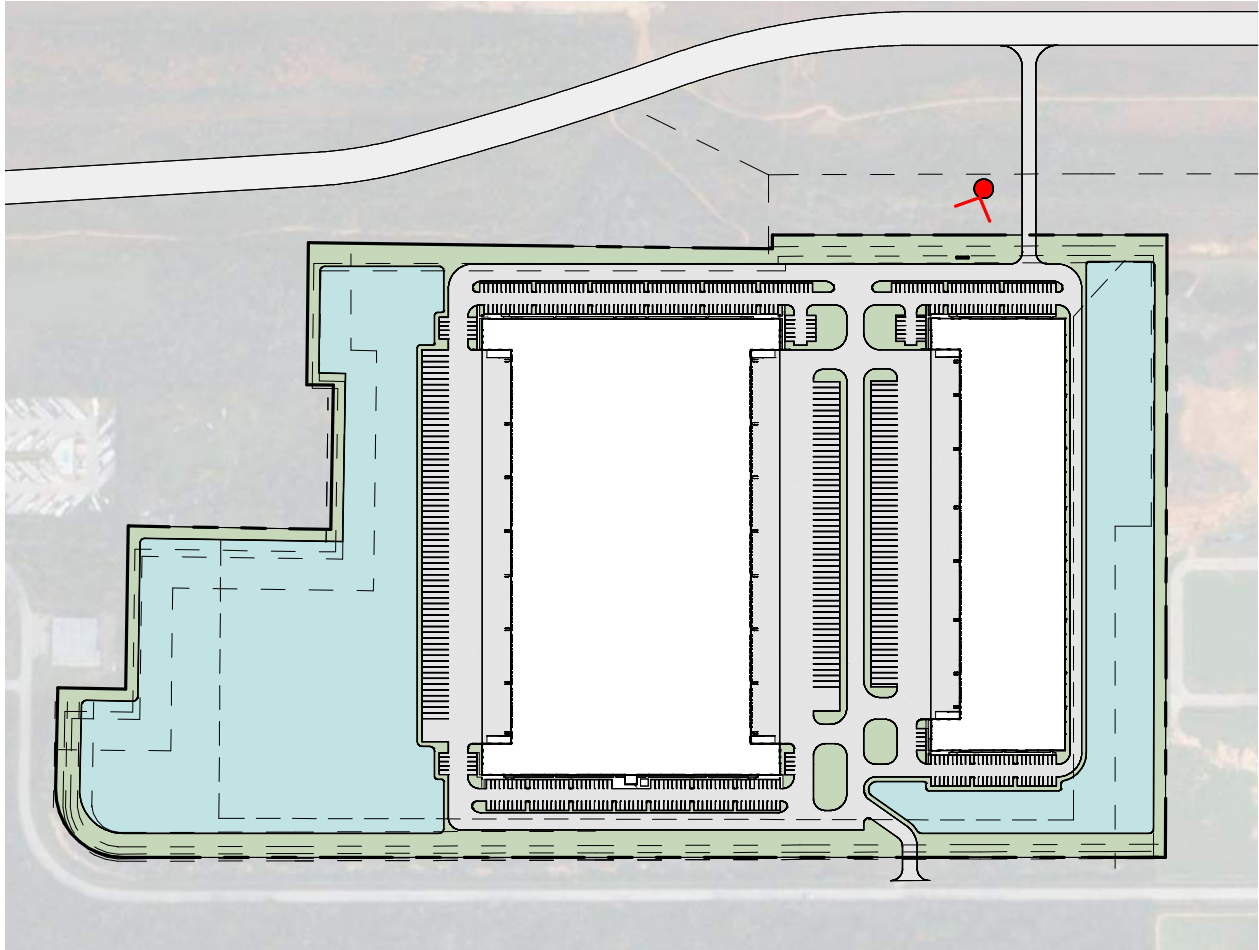
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM RED BLUFF RD 4

Project No.
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Date
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**BUILDING
RENDERING**

D-1.4



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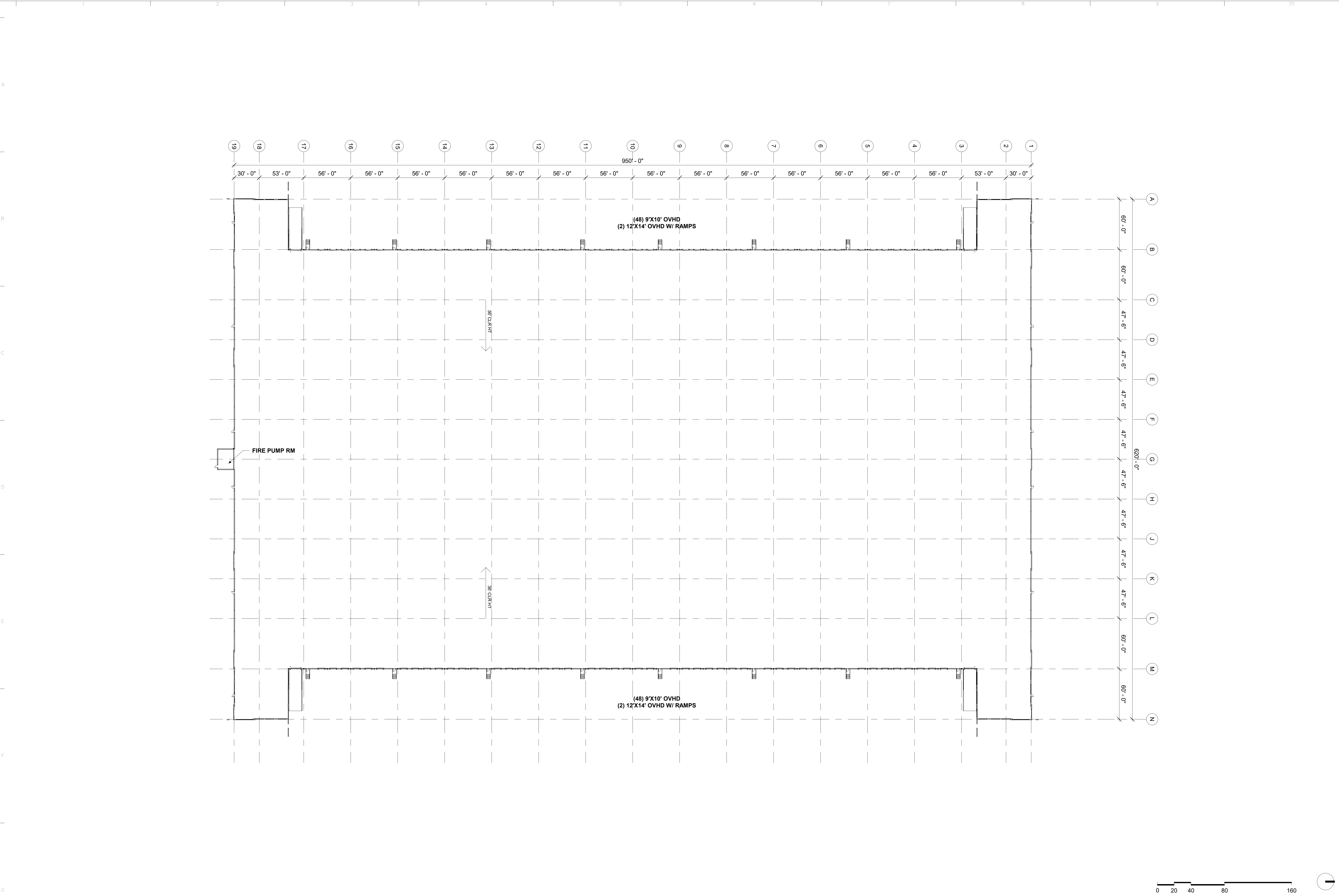
HARRIS COUNTY SEABROOK TEXAS

Drawing Title
VIEW FROM NORTH ROAD

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

D-2.1



Date

Description

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Project

**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY TEXAS

Drawing Title

OVERALL FLOOR PLAN - CROSS DOCK

Project No.

510170101

Date

4/23/2026

Drawn By

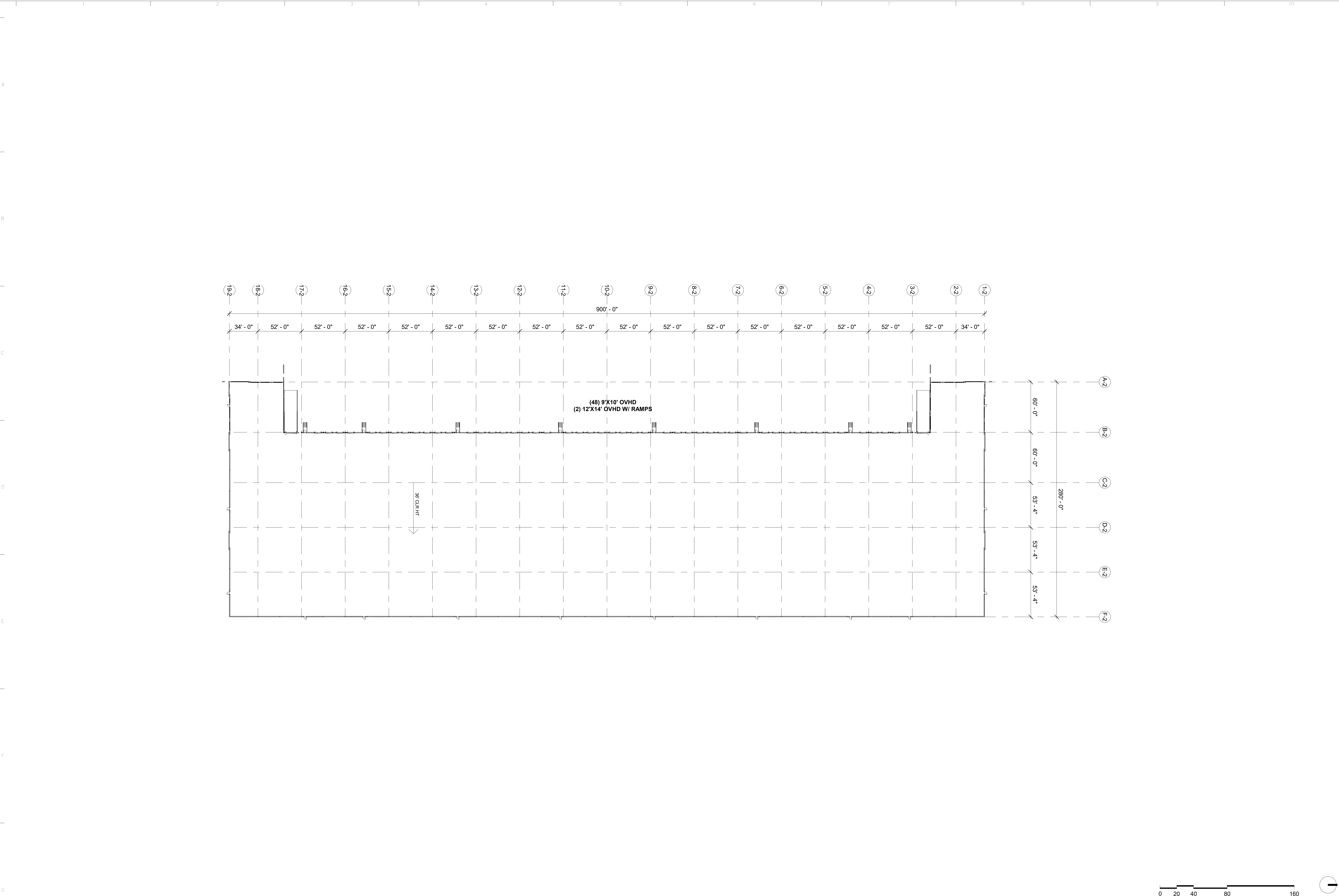
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OVERALL FLOOR PLAN

D-4.1

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**SEABROOK
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HARRIS COUNTY TEXAS

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Project No.
510170101

Date
4/23/2026

OVERALL
FLOOR PLAN

D-4.2

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Project
**SEABROOK
(CONSTELLATION)**

SEABROOK
HARRIS COUNTY TEXAS

Drawing Title
BUILDING IMAGE - CROSS DOCK

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

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.

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HARRIS COUNTY

SEABROOK

Drawing Title

CROSS DOCK ELEVATIONS

Project No.

510170101

Date

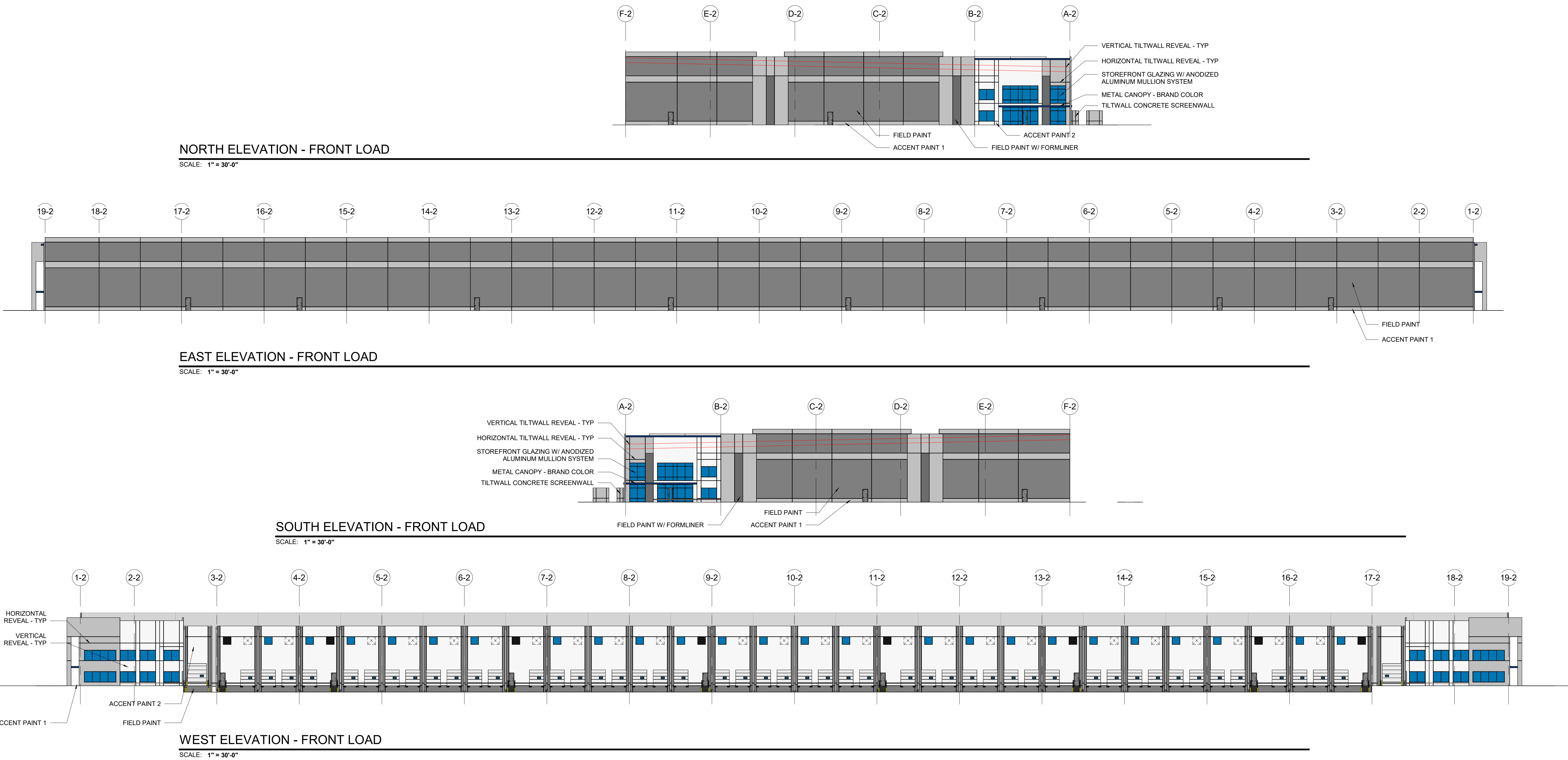
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**OVERALL
FLOOR PLAN**

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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**SEABROOK
(CONSTELLATION)**

HARRIS COUNTY

SEABROOK

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PRELIMINARY FRONT LOAD ELEVATIONS

Project No.

510170101

Date

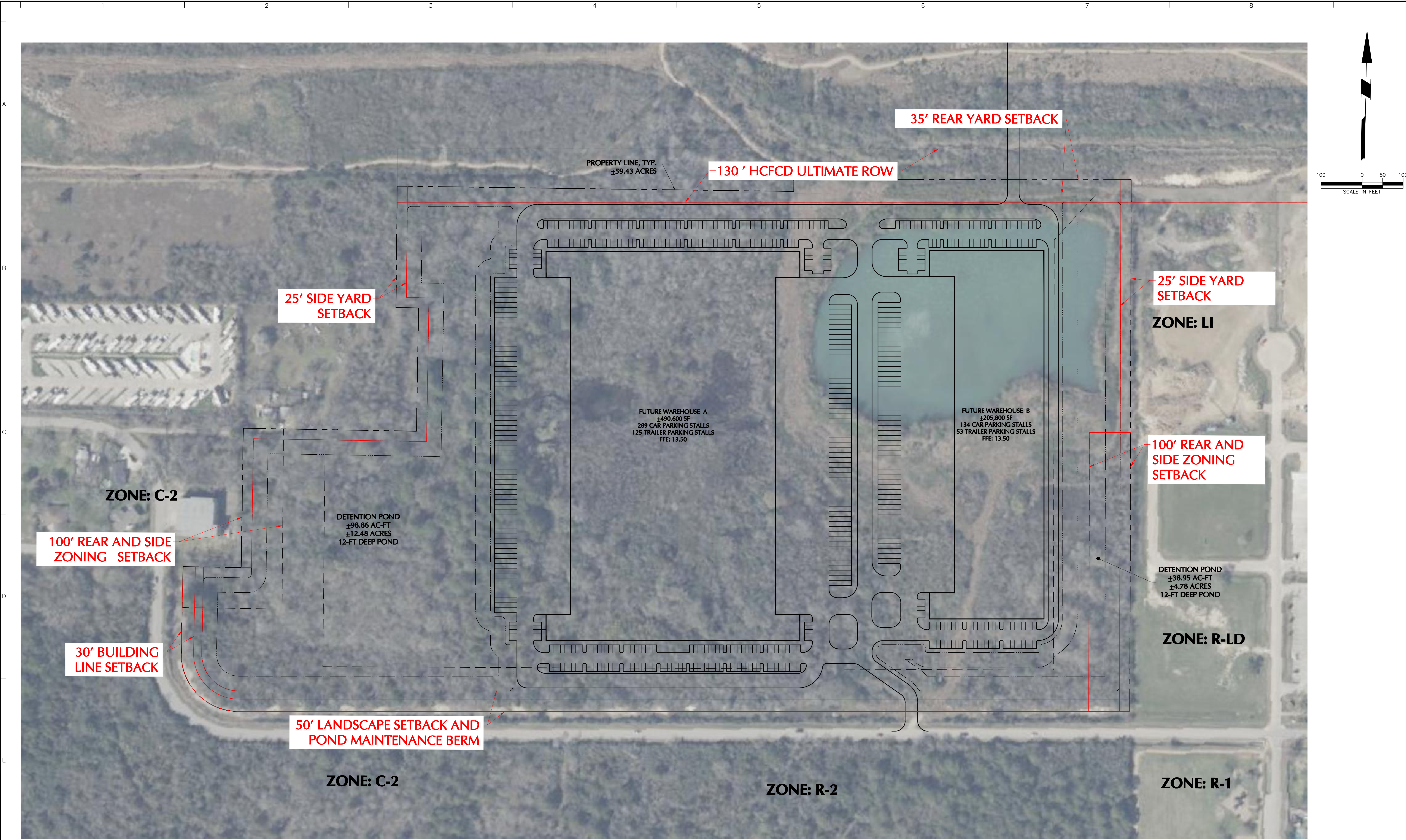
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**OVERALL
ELEVATIONS**

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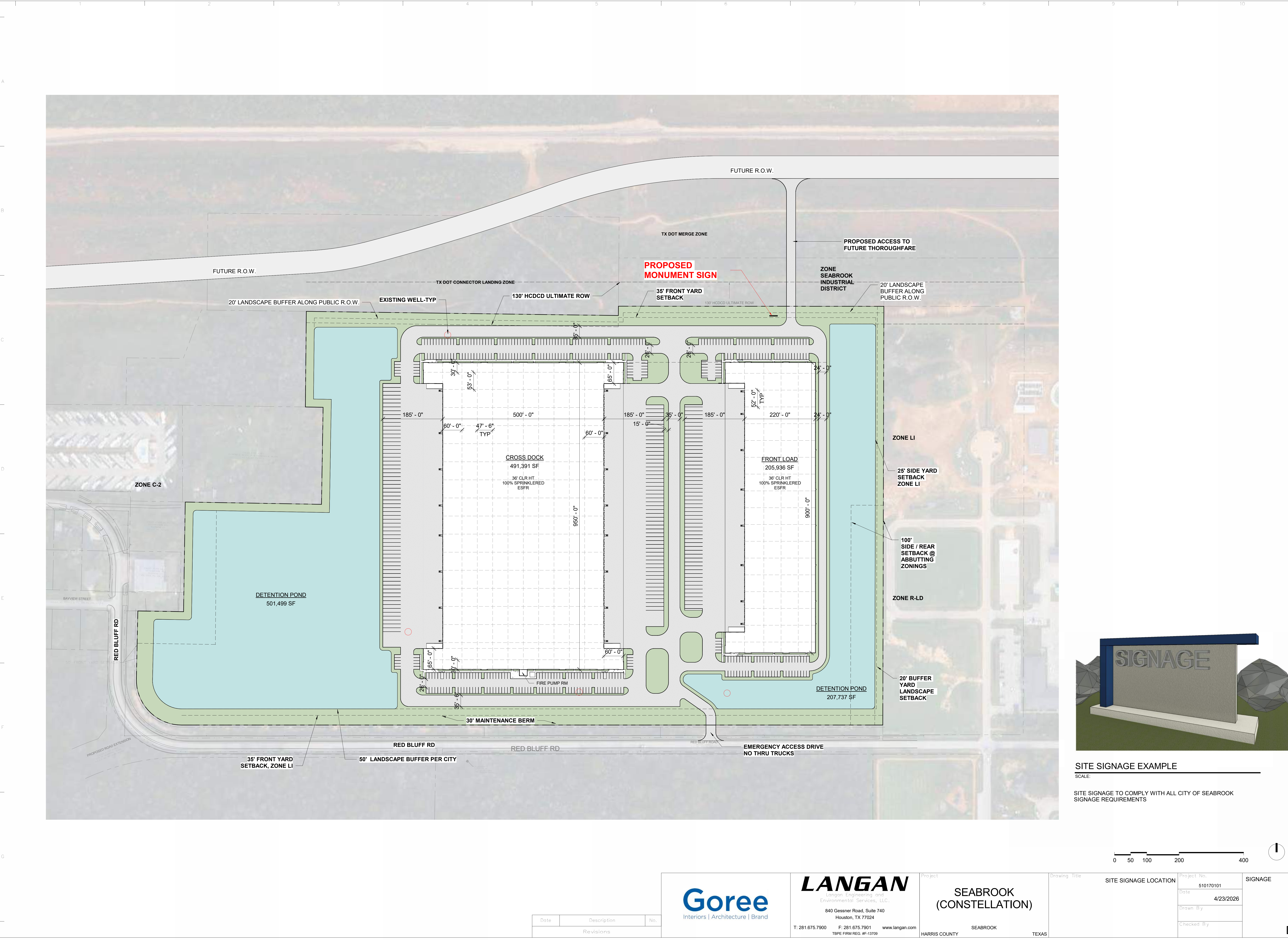
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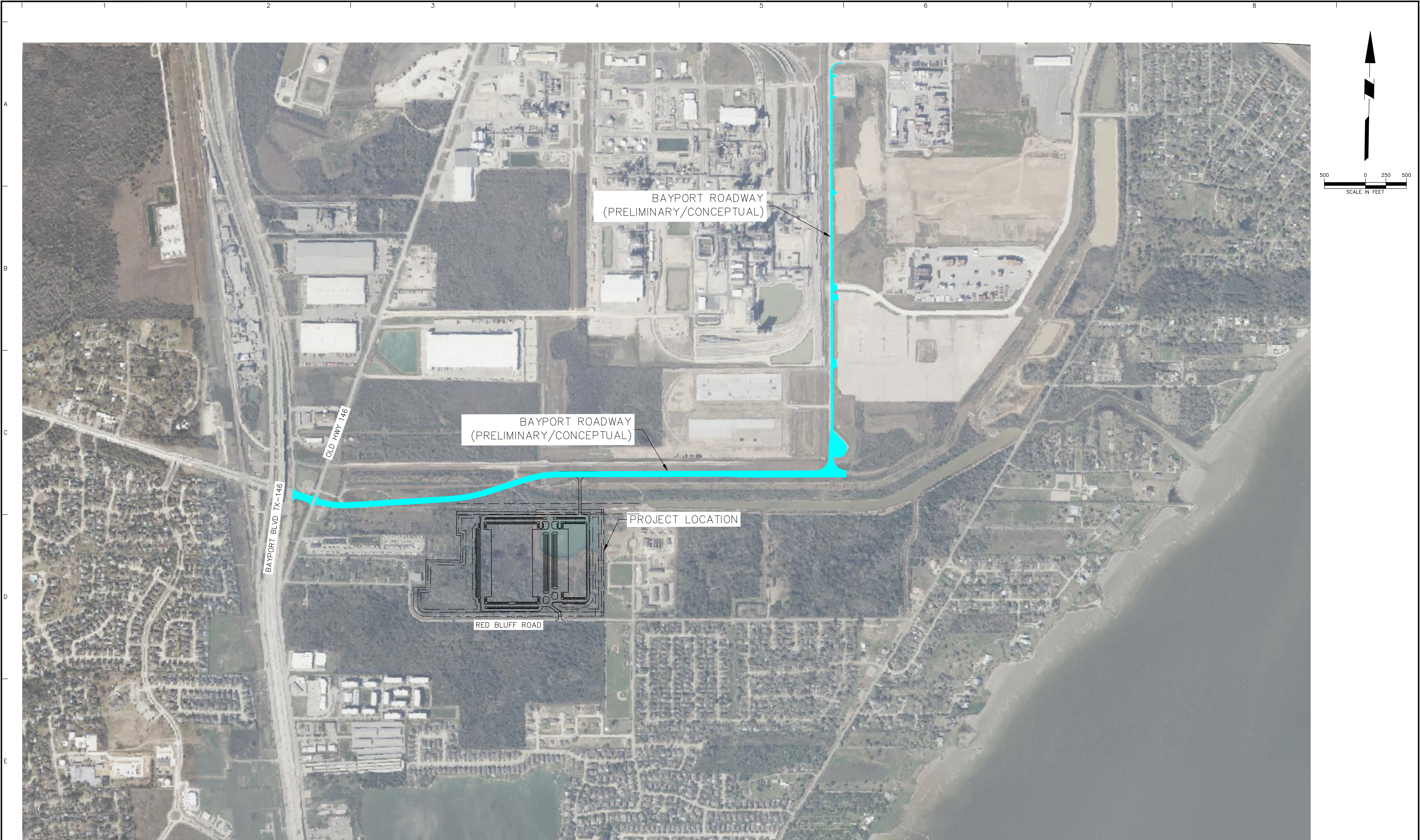
Project
**SEABROOK
(CONSTELLATION)**
HARRIS COUNTY SEABROOK TEXAS

EXHIBIT
**SITE SETBACK
PLAN**

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

EXHIBIT
D-6





F

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Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AREA LOCATION
MAP AERIAL

Project No.
510170101

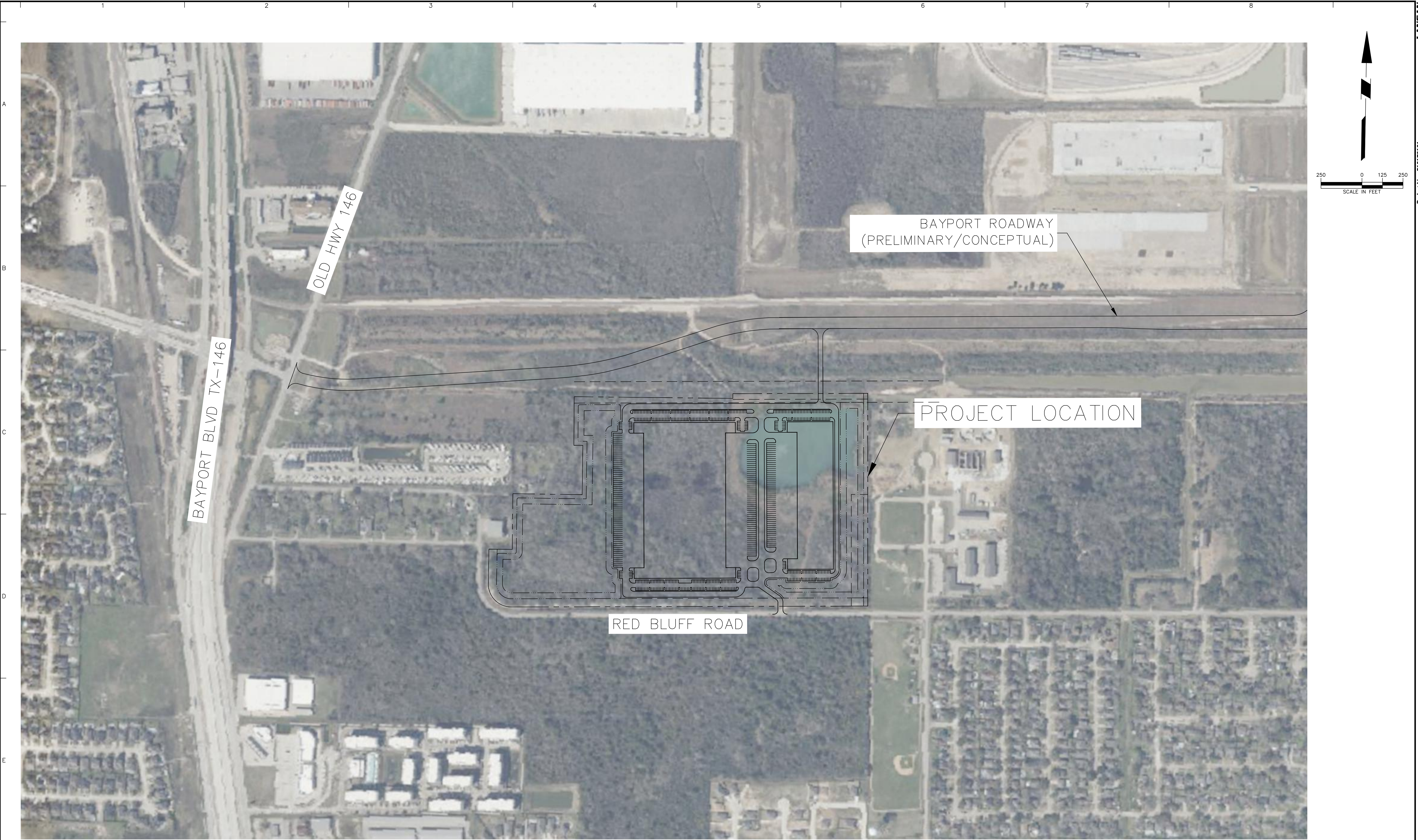
Date
04/24/2026

Drawn By
DL

Checked By
AWP

EXHIBIT

D-8



F

Date	Description	No.
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Project

SEABROOK
(CONSTELLATION)

HARRIS COUNTY SEABROOK TEXAS

EXHIBIT

AERIAL
EXHIBIT

Project No.
510170101

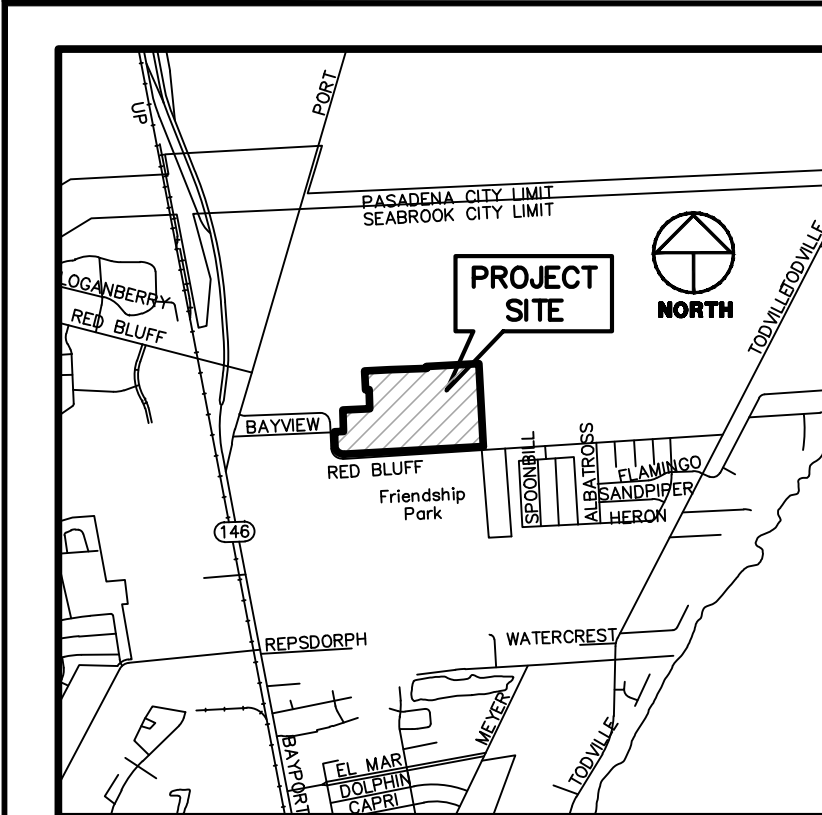
Date
04/23/2026

Drawn By
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Checked By
AWP

EXHIBIT

D-9



HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 3,000'

BENCHMARK PUBLISHED ELEVATION - 8.17

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010245, BEING A METAL ROD STAMPED "1953 1187" LOCATED FROM NASA ROAD 1 AT HWY 146 (BAYPORT BLVD) GO SE ON SECOND STREET 30.25 MILE TO N. MEYER AVE., THEN NORTH ON N. MEYER AVE. 4.03 MILES TO BROADWOOD COUNTY INTERSECTION. MONUMENTS IS 2127' WEST OF CENTERLINE OF N. MEYER AVE. AND 8.2' SOUTH OF 10' CLF. (NAD83, 2001 ADJ.)

TEMPORARY BENCHMARK "A" ELEVATION - 10.33

BEING A BOX OUT SET ON THE EAST END OF A 24" CULVERT PIPE, BEING 2200 FEET NORTH ON THE CENTERLINE OF RED BLUFF ROAD, AND 3200 FEET SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 10.86

BEING A BOX OUT SET ON A CONCRETE HEADWALL, BEING 3150 FEET NORTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND BAYVIEW STREET, AND 3140 SOUTHEAST OF THE INTERSECTION OF RED BLUFF ROAD AND OLD HWY 146. (SHOWN HEREON)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 4120-01COM-AT020494933-2 (DOUGLAS TRACT) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF MARCH 5, 2026, ISSUED DATE OF MARCH 15, 2026, AND TITLE COMMITMENT OF NO. ATCH-01COM-AT023127553-10 (SEABROOK TRACT) OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF APRIL 22, 2024, ISSUED DATE OF APRIL 25, 2024 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.

2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4254). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987001689780.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C108SM REVISION DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO BE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY. FLOODING HAS NOT BEEN VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FOR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.

4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2012-243 WHICH ESTABLISHES PLATTING AND SETBACK REQUIREMENTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES) AND ANY ADJUSTMENTS TO THE CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL ultimately require setbacks upon review of PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.

5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.

6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.

7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED; THE FENCE MAY MEASURER BETWEEN MEASURED LOCATIONS.

9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SLOD SURFACE ELEVATIONS.

11. GAS, SANITARY, FIBER, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF HOUSTON AND ARE NOT GUARANTEED. THE LOCATION, DEPTH OR COMPLETENESS OF THE RESULTS OF OTHER UNDERGROUND UTILITY LINES MAY VARY AND NOT KNOWN TO THIS COMPANY. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.

12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

13. SURVEYOR HAS CONTACTED DIGTIS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES. PRIOR TO THIS SURVEY, SURVEYOR CANNOT CERTIFY OR GUARANTEE THAT THE LOCATION OF BURIED UTILITY OR FIBER OPTIC LINES IS CORRECT. THE CONTRACTOR'S RESPONSIBILITY LIES WITH THE CITY OF HOUSTON. THE CONTRACTOR'S RESPONSIBILITY LIES WITH THE CITY OF HOUSTON. THE CONTRACTOR'S RESPONSIBILITY LIES WITH THE CITY OF HOUSTON.

14. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 041008030170, 041008030176, 041008030180, 133690010002, AND 133690010003) IS 0 RED BLUFF RD., SEABROOK, TX 77586.

15. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON AT THIS TIME. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME.

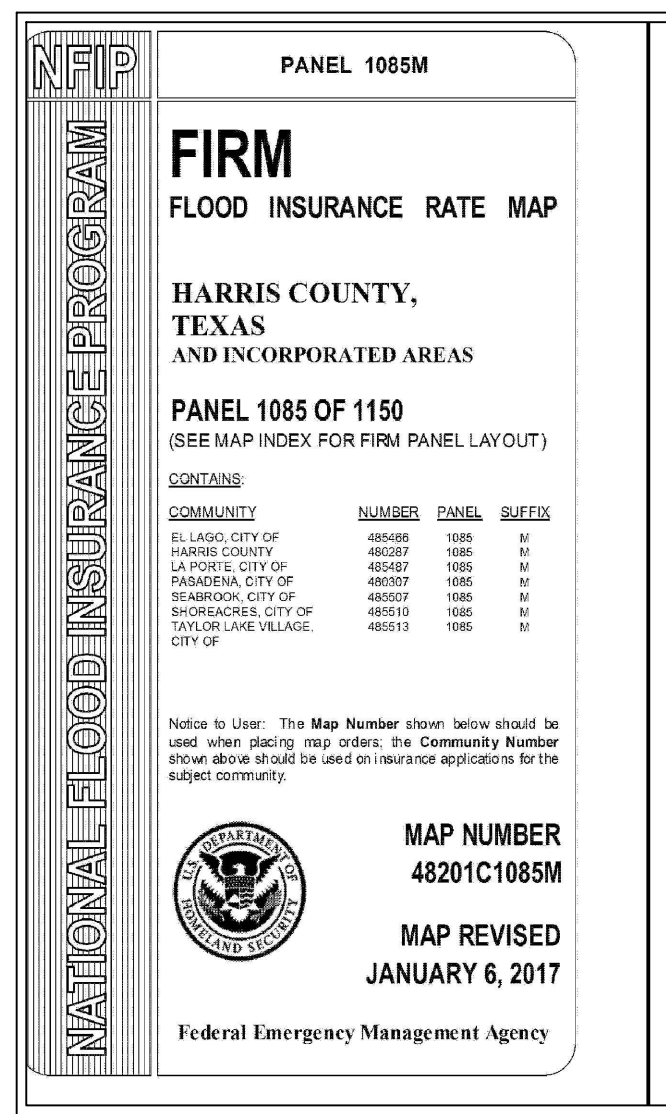
16. WITH REGARD TO ITEM 7 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED BUILDINGS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

17. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

18. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

19. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

FLOOD INFORMATION

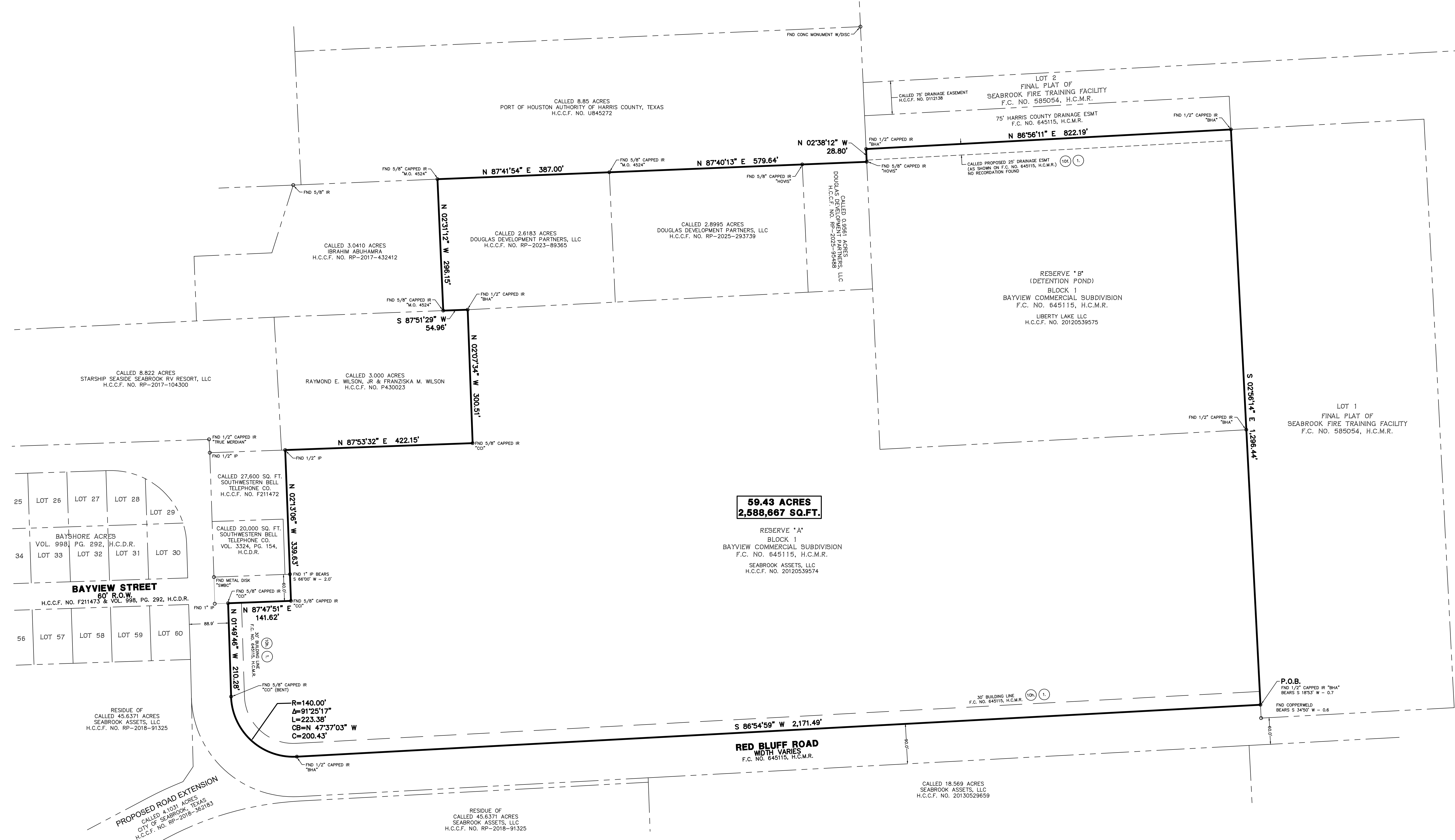


SCHEDULE 'B' NOTES ATCH-01COM-ATCH26149933-JG

104. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED ROADWAY. RIGHTS OF INGRESS AND EGRESS ARE NOT INSURED.

SCHEDULE 'B' NOTES ATCH-01COM-ATCH23127553-JG

- SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED AS SET FORTH IN FILM CODE NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)
- AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (NONE SUCH NATURAL DRAINAGE COURSES WERE OBSERVED AT THE TIME OF SURVEY)
- PROPOSED TWENTY-FIVE (25) FOOT DRAINAGE EASEMENT ALONG THE NORTH LINE OF RESERVE "A" AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, CALLED "PROPOSED ON SAID MAP OR PLAT, NO EASEMENT RECORDATION FOUND")
- A THIRTY (30) FOOT BUILDING SET BACK LINE ALONG THE MOST WESTERLY LINE AND THE SOUTH LINE OF RESERVE "A", AS REFLECTED ON PLAT RECORDED UNDER FILM CODE NO. 645115 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SHOWN HEREON, AFFECTS SUBJECT TRACT)
- DRAINAGE EASEMENT THIRTY (30) FEET IN WIDTH GRANTED TO THE COUNTY OF HARRIS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 723, PAGE 308 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)



DESCRIPTION

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 AS OF RESERVE "A" BLOCK 1 OF SEABROOK COMMERCIAL SUBDIVISION, F.C. NO. 585054, H.C.M.R. NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)

BEARINGS, AT AN ANGLE POINT OF RED BLUFF ROAD (WITH VARIES), RECORDED UNDER F.C. NO. 645115, H.C.M.R., ON THE WEST LINE OF LOT 1 OF SEABROOK FIRE TRAINING FACILITY, MAP OR PLAT THEREON RECORDED UNDER F.C. NO. 585054, H.C.M.R., FOR THE SOUTHEAST CORNER OF SAID RESERVE "A" AND OF THE HEREN DESCRIBED TRACT FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "SHA FOUND BEARS FOR REFERENCE SOUTH 18 DEG. 53 MIN. WEST - 0.7 FEET.

THENCE, ALONG THE COMMON LINE OF SAID RED BLUFF ROAD AND SAID RESERVE "A", THE FOLLOWING COURSES AND DISTANCES:

THENCE, SOUTH 86 DEG. 54 MIN. 59 SEC. WEST, A DISTANCE OF 2,171.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "SHA FOUND."

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 91 DEG. 25 MIN. 17 SEC., AN ARC LENGTH OF 223.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 47 DEG. 37 MIN. 03 SEC. WEST - 200.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "IDENTIFIED FOUND FOR AN ANGLE POINT."

THENCE, NORTH 01 DEG. 48 MIN. 46 SEC. WEST, A DISTANCE OF 210.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SHA FOUND." THE SOUTH R.O.W. LINE BAYVIEW STREET (60' WIDE), RECORDED IN H.C.C.F. NO. 721473 AND VOLUME (VOL.) 722, HARRIS COUNTY, TEXAS. (DOES NOT LIE WITHIN SUBJECT TRACT)

THENCE, NORTH 87 DEG. 47 MIN. 42 SEC. EAST, ALONG THE WEST LINE OF SAID BAYVIEW STREET, COMMON WITH AN INTERIOR LINE OF SAID RESERVE "A" AND OF THE HEREN DESCRIBED TRACT, A DISTANCE OF 14.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SHA FOUND." THE SOUTHEAST CORNER OF SAID BAYVIEW STREET, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREN DESCRIBED TRACT.

THENCE, NORTH 02 DEG. 13 MIN. 06 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID BAYVIEW STREET, COMMON WITH THE WEST LINE OF SAID RESERVE "A" AND OF THE HEREN DESCRIBED TRACT, A DISTANCE OF 200.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "SHA FOUND." THE SOUTHEAST CORNER OF SAID BAYVIEW STREET, SAME BEING AN ANGLE POINT OF SAID RESERVE "A" AND OF THE HEREN DESCRIBED TRACT.

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SURVEYOR'S CERTIFICATION

TO: CONSTELLATION OPERATING COMPANY, LLC.
CONSULTATION REAL ESTATE PARTNERS
ALAMO TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2026.

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

DATE: 04-24-2026

BY: B.L. PATTERSON
Registered Professional Land Surveyor
Texas Registration No. 6030

DATE: 04-24-2026

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LANDSCAPE SUMMARY

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

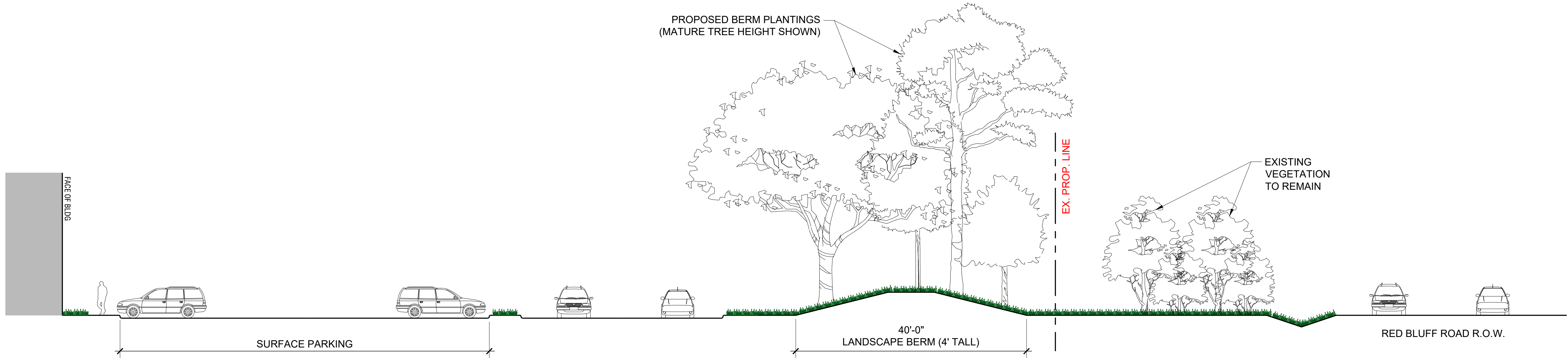
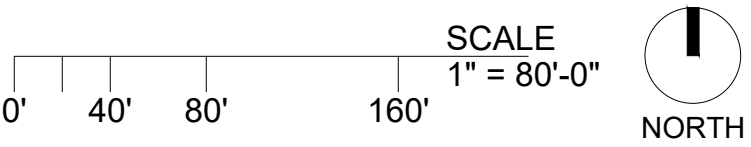
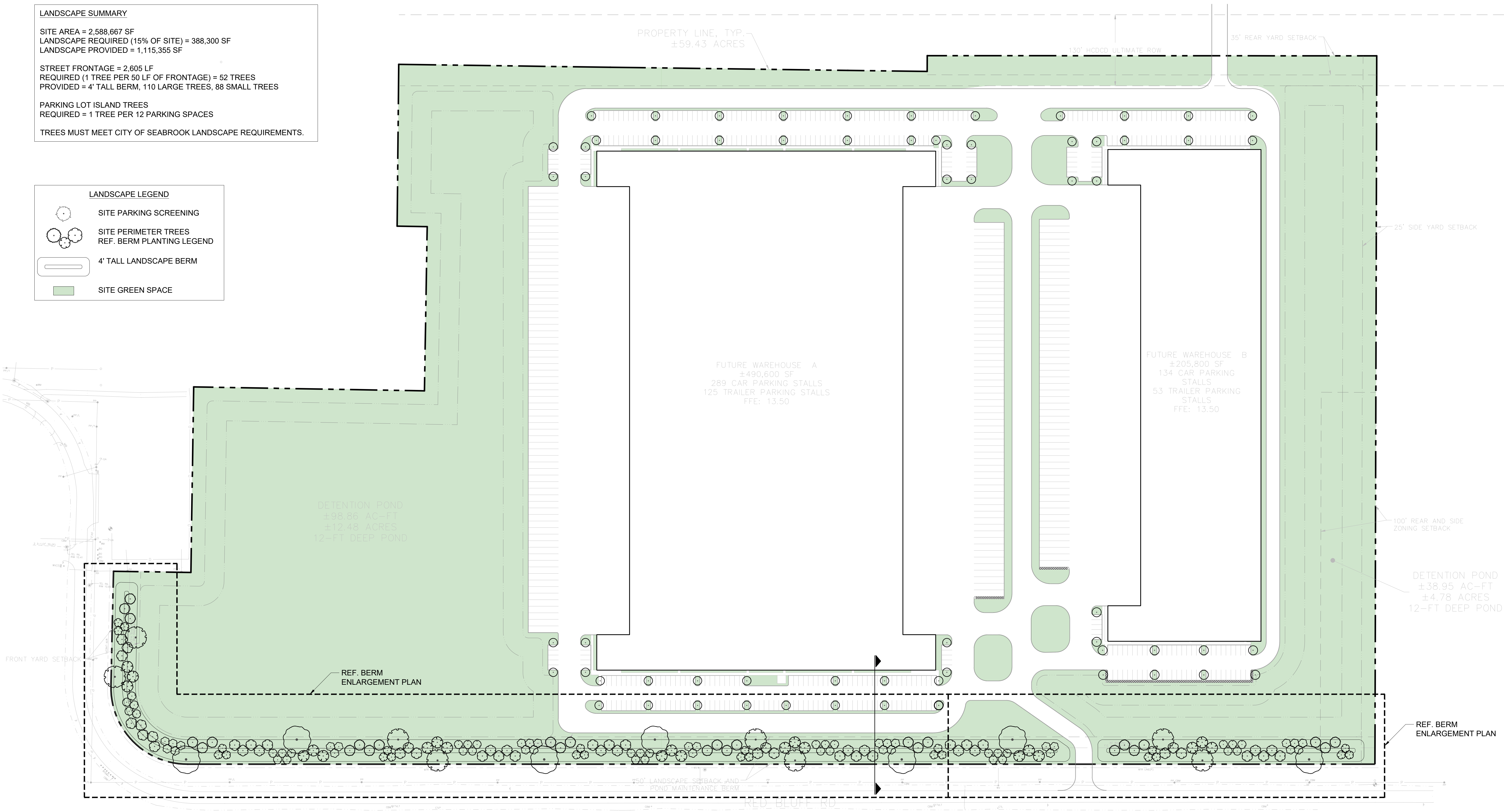
STREET FRONTAGE = 2,605 LF
REQUIRED (1 TREE PER 50 LF OF FRONTAGE) = 52 TREES
PROVIDED = 4' TALL BERM, 110 LARGE TREES, 88 SMALL TREES

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



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

Date	Description	No.
Revisions		

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
TXBE FIRM REG. #F-13709

Project
SEABROOK
(CONSTELLATION)
SEABROOK
HARRIS COUNTY TEXAS

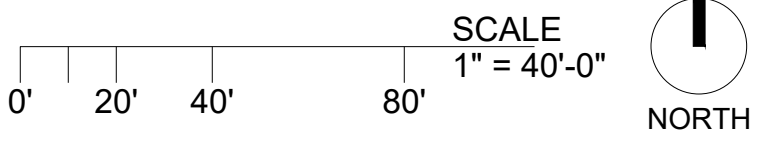
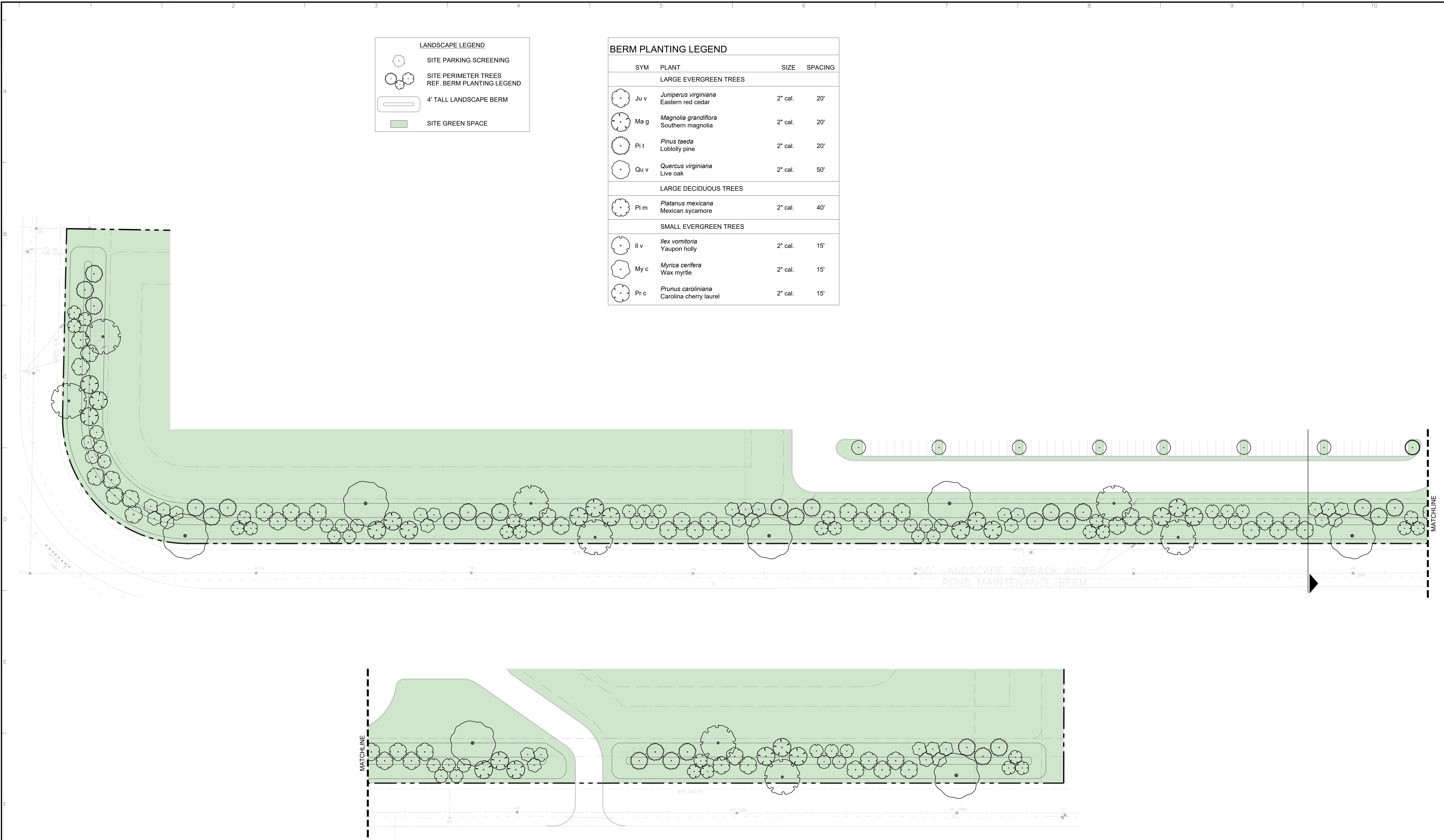
Drawing Title
LANDSCAPE
KEY PLAN

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

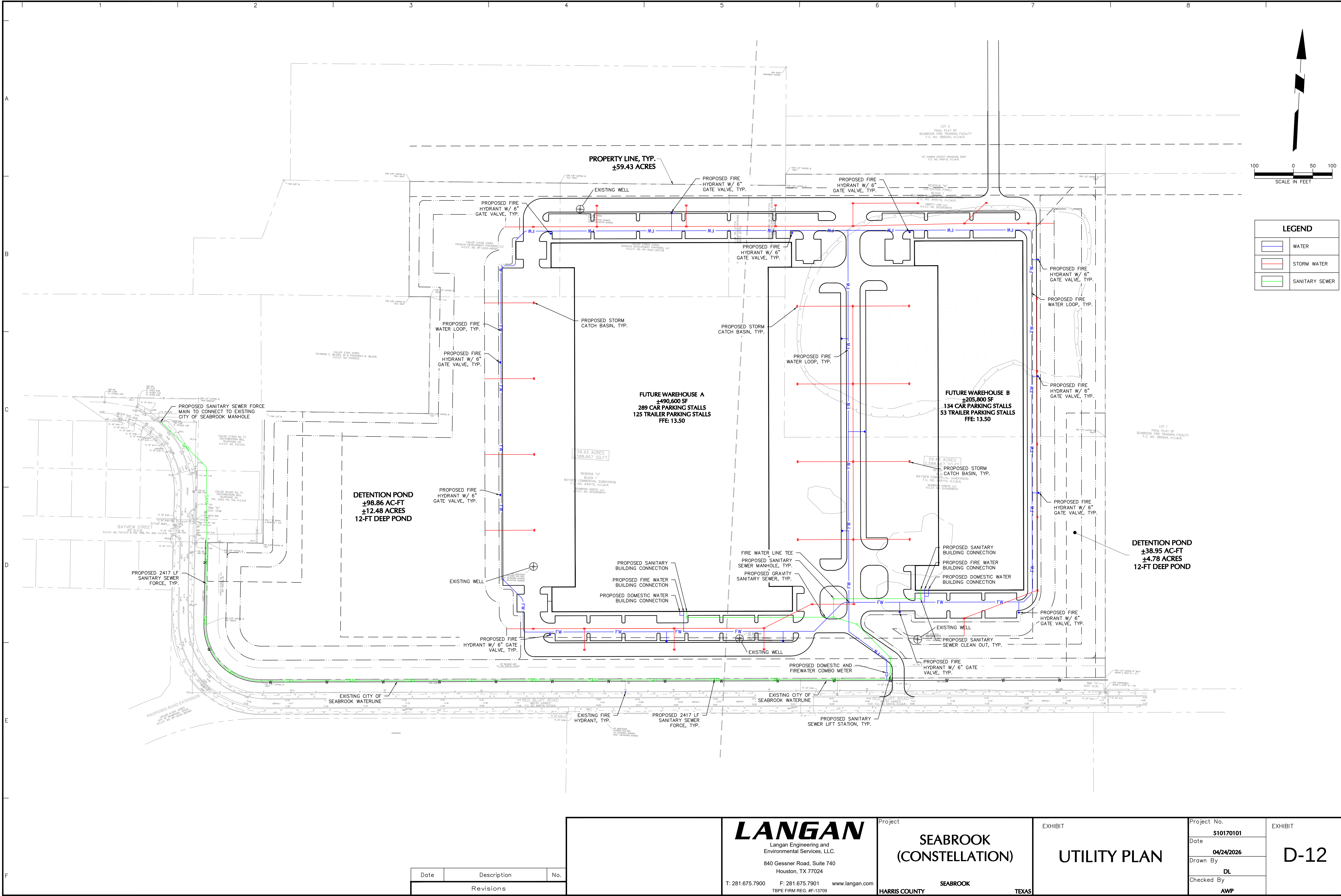
D-11

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

BERM PLANTING LEGEND			
SYM	PLANT	SIZE	SPACING
LARGE EVERGREEN TREES			
	Ju v <i>Juniperus virginiana</i>	2" cal.	20'
	Ma g <i>Magnolia grandiflora</i>	2" cal.	20'
	Pi t <i>Pinus taeda</i>	2" cal.	20'
	Qu v <i>Quercus virginiana</i>	2" cal.	50'
LARGE DECIDUOUS TREES			
	Pl m <i>Platanus mexicana</i>	2" cal.	40'
SMALL EVERGREEN TREES			
	Il v <i>Ilex vomitoria</i>	2" cal.	15'
	My c <i>Myrica cerifera</i>	2" cal.	15'
	Pr c <i>Prunus caroliniana</i>	2" cal.	15'



<table><tr><th>Date</th><th>Description</th><th>No.</th></tr><tr><td colspan="3">Revisions</td></tr></table>	Date	Description	No.	Revisions			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 TBE FIRM REG. #F-13709	Project SEABROOK (CONSTELLATION) SEABROOK HARRIS COUNTY TEXAS	Drawing Title LANDSCAPE BERM ENLARGEMENT	Project No. 510170101	D-11 Sheet of 1
Date	Description	No.									
Revisions											
Date 4/24/2026											
Drawn By SLK											
Checked By											



Project No. 510170101

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Date	Description	No.
Revisions		

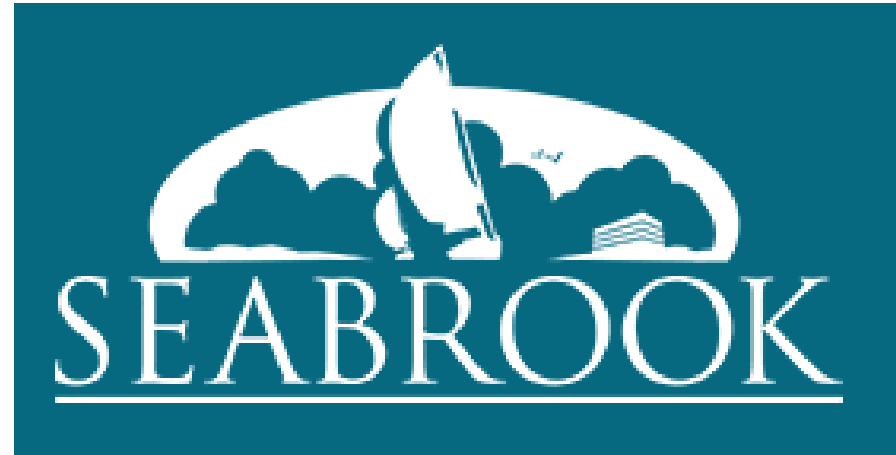
LANGAN
Langan Engineering and
Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

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	

Exhibit D



JUNE 18, 2026

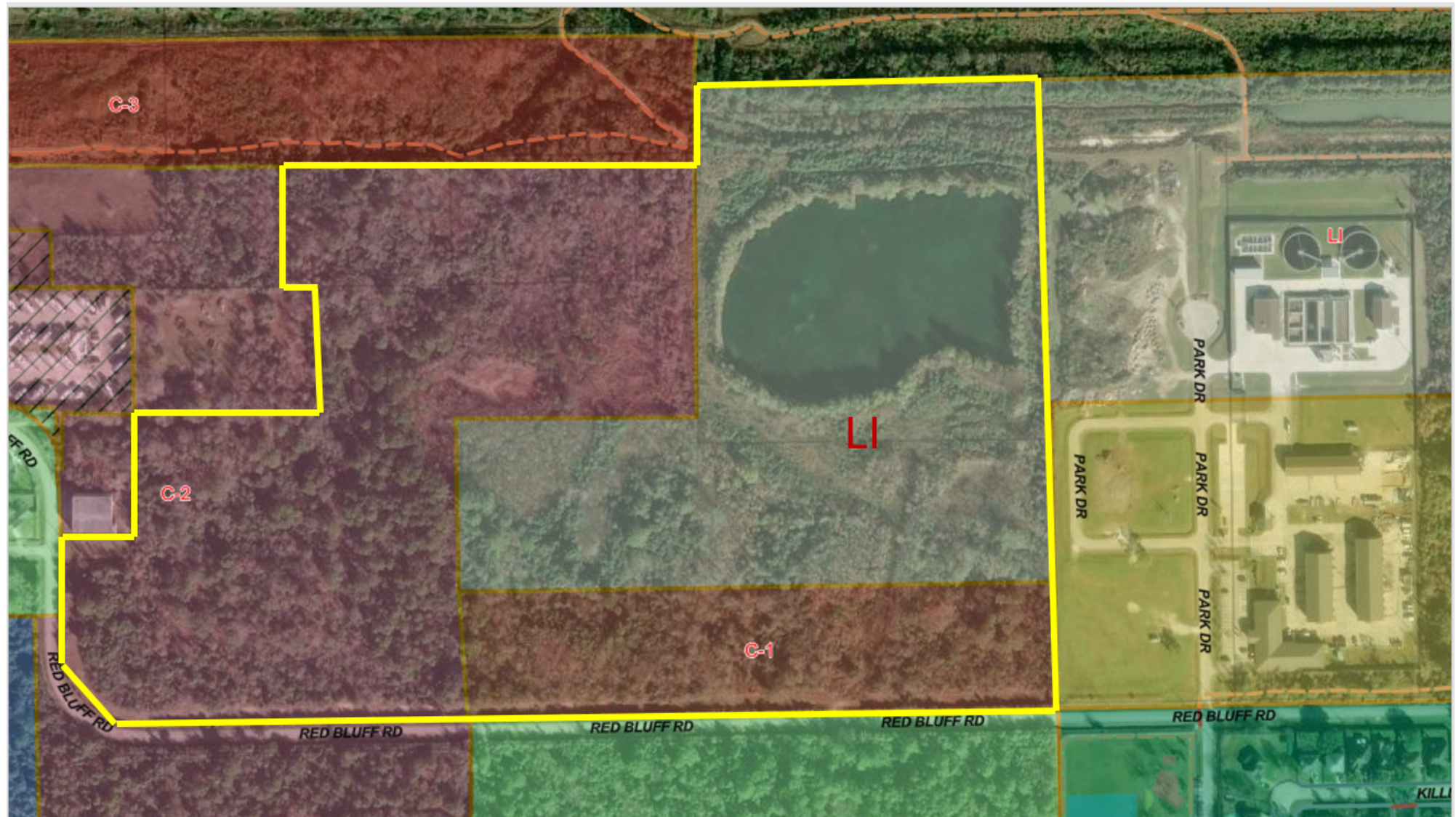
Planning and Zoning Commission Meeting

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?

Exhibit E



Request for Rezone to Planned Unit Development ("PUD")

June 18, 2026

Presentation to City of Seabrook, TX

Overview

Company Background

- Constellation Real Estate Partners (“Constellation”) is a Texas-based real estate development firm dedicated to building high-quality, Class-A industrial buildings.
- Since its inception in 2021, Constellation has closed on nine projects in the Houston area totaling over 3.4MM SF.

Project Background

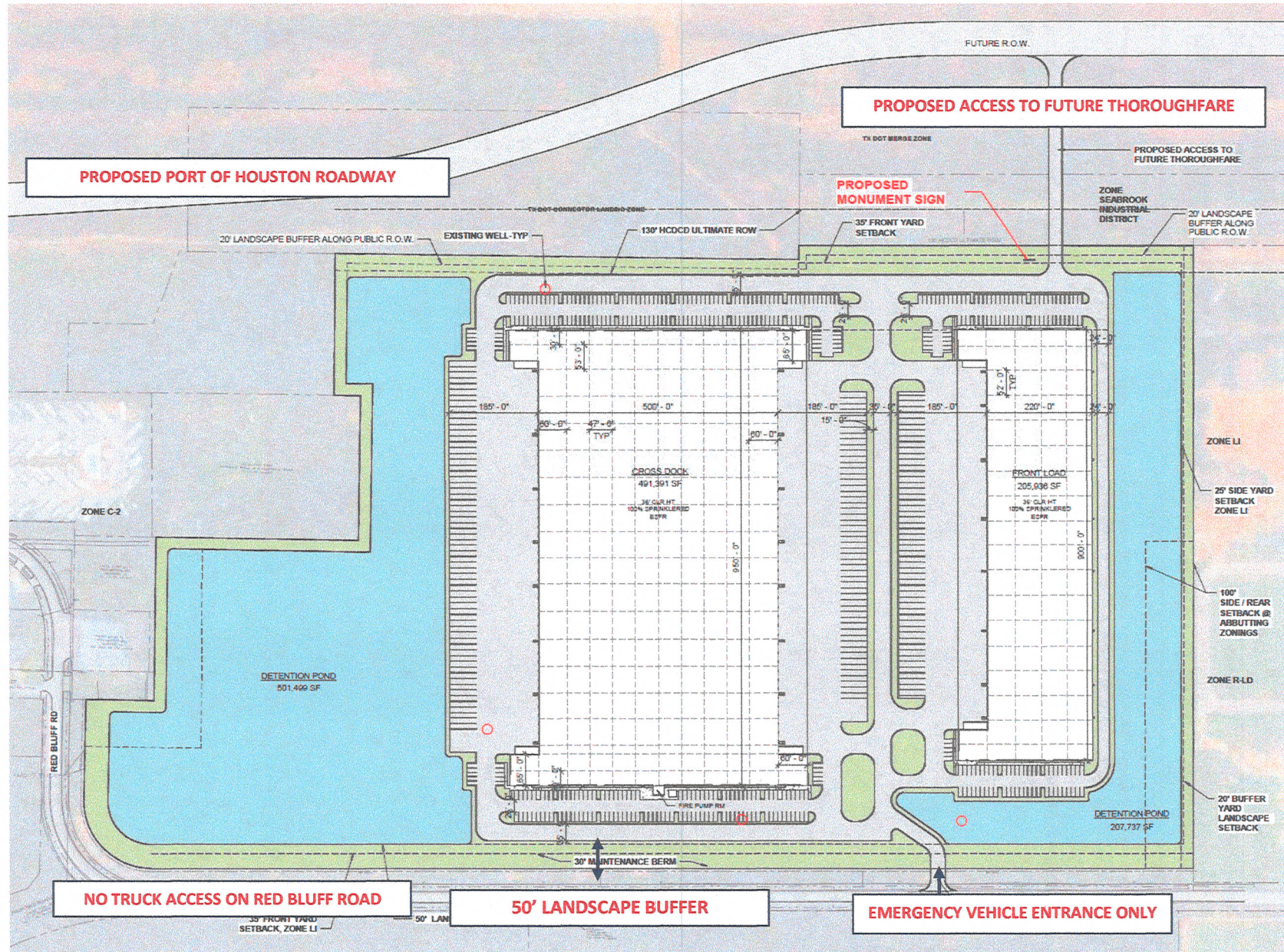
- Constellation is under contract to purchase 59.65-acres of vacant land in Seabrook, TX located between Red Bluff Road to the south and a new private Port of Houston road to the north.
- The subject site currently has mixed zoning including Light Industrial, Medium Commercial, and Light Commercial.
- Constellation is seeking a rezone to a Planned Unit Development (“PUD”) to develop a two-building industrial project totaling 697,327 SF.
- The project is estimated to provide \$1.73MM in annual tax revenue, in addition to creating additional jobs for Seabrook residents.



Site Location



Proposed Site Plan



Justification and Considerations

Justification

- The property is already partially zoned for industrial use.
- The site is best suited for industrial use given its proximity to the Bayport Container Terminal and the new private Port of Houston road being constructed north of the site.

City of Seabrook Considerations

- The project is being designed with the surrounding neighborhoods in mind, including:
 - Developing Class-A buildings with glass and high-quality finishes;
 - Prohibiting all truck traffic along Red Bluff Road; and
 - Providing a 50-foot, manicured landscape buffer to the south and locating detention ponds to the east and west to provide meaningful screening, separation, and transition between the project and residential areas.

Building Renderings



Building Renderings



Landscape Buffer Rendering on Red Bluff Rd.



Photos of Previous Constellation Projects

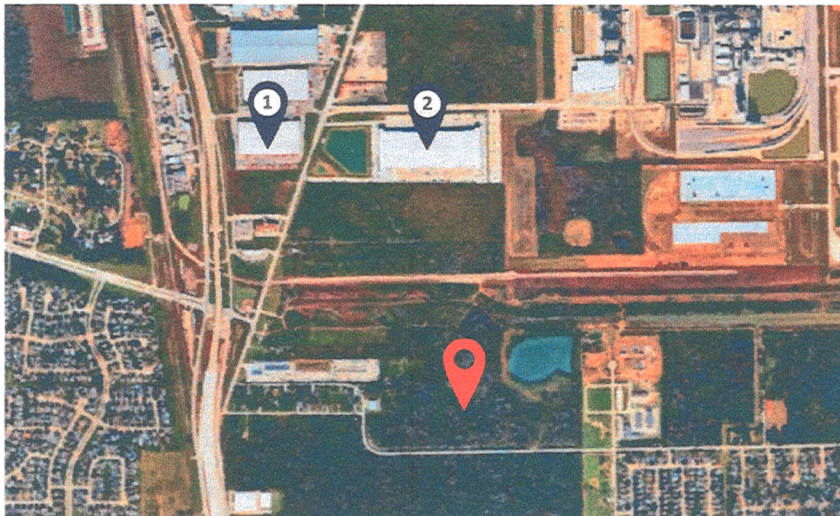


Additional Tax Revenue

The project is estimated to provide \$1.73MM in annual tax revenue, in addition to creating additional jobs for Seabrook residents.

Annual Tax Estimate Calculations

- The average taxable value of the two neighboring industrial buildings is \$108/SF.
- Based on this valuation, the project will have an estimated taxable value of \$75.4M.
- At the current tax rate of 2.30%, the development will provide \$1.73MM in total annual tax revenue inclusive of \$343K to the City of Seabrook per year.



#	Address	2025 Taxable Value	Building SF	Taxable Value PSF
1	5801 OLD HWY 146	\$25,759,656	243,360	\$105.85
2	5803 OLD HWY 146	\$51,749,775	468,294	\$110.51
Average		\$38,754,716	355,827	\$108.18

Taxable Value		
Anticipated Building SF Developed		697,327
Comps Average Taxable Value PSF		\$108.18
Estimated Taxable Value		\$75,436,835

Taxing Entity	2025 Tax Rate	Taxes Collected
CITY OF SEABROOK	0.4550%	\$343,238
CLEAR CREEK ISD	0.9690%	\$730,983
HARRIS COUNTY	0.6241%	\$470,801
HARRIS CO FLOOD CNTRL	0.0497%	\$37,492
PORT OF HOUSTON AUTHY	0.0059%	\$4,451
HARRIS CO HOSP DIST	0.1876%	\$141,520
HARRIS CO EDUC DEPT	0.0048%	\$3,621
Total	2.2961%	\$1,732,105



Exhibit F

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