

The City Council of the City of Seabrook met in regular session on Tuesday, April 19, 2022, at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below. A Quorum was present.

Mayor Kolupski called the meeting to order at 6:00 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

1. PRESENTATIONS

- 1.1** Presentation of a Proclamation to recognize April 17-23, 2022, as National Volunteer Week.
 - Mayor Thom Kolupski presented a Proclamation recognizing April 17-23, 2022, as National Volunteer Week. See Attachment A.
- 1.2** Presentation of the Seabrook Saltwater Derby Post Event Report for the event held September 25, 2021.
 - Dr. Melissa Botkin-Everett presented the Seabrook Saltwater Derby Post Event Report.
- 1.3** Presentation of the Annual Public Safety Report.
 - Chief of Police, Sean Wright, presented the Public Safety Report. See Attachment B.
- 1.4** Presentation of the Seabrook Economic Development Corporation Semi-Annual Report.
 - Paul Denphey and Paul Chavez presented the Seabrook Economic Development Corporation Semi-Annual Report. See Attachment C.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

- Jackie Rasco of 4002 Lakepoint Forest Drive expressed her concerns with the CenterPoint substation.
 - Steve Uphart spoke to suggest allowing backyard chickens.
 - Gary Grevenkamp of 1401 Mijas Lane spoke to answer some questions from past meetings.
 - Angela Cervantes of 2534 Loganberry Circle spoke concerning the CenterPoint substation.
- 2.1** Mayor, City Council and/or members of the City staff may make announcements about City/Community events.

Councilmember Buddy Hammann made announcements concerning upcoming events:

- April 25, 2022 – Early voting begins at City Hall in the Council Chambers.
- April 30 – May 1, 2022 – Keels and Wheels at Lakewood Yacht Club.

3. BID AWARD

3.1 Consider and take all appropriate action on a Bid Award to Underground Construction, LLC, for Proposal (RFP) #2022-03 for the Red Bluff Waterline Replacement Project for \$77,600.00, and authorize the City Manager to negotiate, approve and sign a contract.

- Kevin Padgett and Brian Craig presented a bid award to Underground Construction, LLC, for Proposal (RFP) #2022-03 for the Red Bluff Waterline Replacement Project for \$77,600.00. See Attachments C and D.

There was a motion and a second to approve Bid Award to Underground Construction, LLC, for Proposal (RFP) #2022-03 for the Red Bluff Waterline Replacement Project for \$77,600.00, and authorize the City Manager to negotiate, approve and sign a contract.

MOTION CARRIED BY UNANIMOUS CONSENT

4. CONSENT AGENDA

- 4.1** Approve on second reading Ordinance 2022-08, "Amendments to Seabrook Town Center PUD (Planned Unit Development)".

AN ORDINANCE AMENDING ORDINANCE 2021-01 FOR UPDATE REVISIONS TO “SEABROOK TOWN CENTER “PUD” (PLANNED UNIT DEVELOPMENT)”, CONSISTING OF THREE TRACTS OF LAND, APPROXIMATELY 19.5355 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF LAKESIDE DRIVE, WEST OF STATE HIGHWAY 146, NORTH OF REPSDORPH ROAD, AND SOUTH OF OAK DALE WAY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT (“PUD”) PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, (“PLAN”), MORE PARTICULARLY DESCRIBED IN EXHIBIT “B”; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE

4.2 Approve the Annual Racial Profiling Report as mandated by the State of Texas.

- Sean Wright presented the Annual Racial Profiling Report. See Attachment E.

4.3 Approve the minutes of the March 15, 2022 regular City Council meeting.

A motion was made and seconded to approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5. BUSINESS

5.1 Consider and take all appropriate action on Resolution 2022-12, "Denial of CenterPoint Distribution Cost Recovery Factor ("DCRF").

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC's APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURUSANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

A motion was made and seconded to approve Resolution 2022-12, "Denial of CenterPoint Distribution Cost Recovery Factor ("DCRF")

MOTION CARRIED BY UNANIMOUS CONSENT

5.2 Consider and take all appropriate action on a Shared Agency Agreement between the City of Seabrook and the City of League City as the Host Agency for Computer Aided Dispatch (CAD) software with Motorola and authorize the City Manager to execute and sign the agreement. This initial one-time cost for software is a budgeted item in an amount not to exceed \$170,000.00 as an agency within consortium of cities.

A motion was made and seconded to approve a Shared Agency Agreement between the City of Seabrook and the City of League City as the Host Agency for Computer Aided Dispatch (CAD) software with Motorola and authorize the City Manager to execute and sign the agreement.

MOTION CARRIED BY UNANIMOUS CONSENT

- 5.3** Consider and take all appropriate action two (2) new flag poles at the Bay Area Veteran's Memorial.

A motion was made and seconded to approve considering two (2) new flag poles at the Bay Area Veteran's Memorial in 2022's budget.

MOTION CARRIED BY UNANIMOUS CONSENT

6. OLD BUSINESS

- 6.1** Discuss, consider, and if appropriate, take action on possible update and amendments to the Seabrook Code of Ordinances, Chapter 10, "Animals".
- Buddy Hammann presented an update to making an exception to Seabrook Code Ordinances, Chapter 10, "Animals". No action was taken.

7. ROUTINE BUSINESS

- 7.1** Update on the May 7, 2022, General Election.

- Robin Lenio gave an update on the May 7, 2022, General Election.

- 7.2** Quarterly Strategic Plan Update.

Gale Cook gave an update on the following:

- Economic Development – Progress on key properties to highlight, as well as Potential projects for EDC funding.
- Quality of Life – Bayside kayak launch completed; New locations being looked at for 146 boat ramp.
- New Trail – New trail connections have started.
- New Even Opportunities – Investigation on new event opportunities is being explored.
- Infrastructure – Street and drainage projects are being explored; Proposed plans that fit into federal grants are also being investigated.

- 7.3** City Manager update and report to City Council on various items that require no action, including SH 146 Expansion Projects, Red Bluff Expansion Project, Gulf Coast Protection District, CenterPoint Substation and Industrial Area, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration.

Gale Cook gave an update on the following:

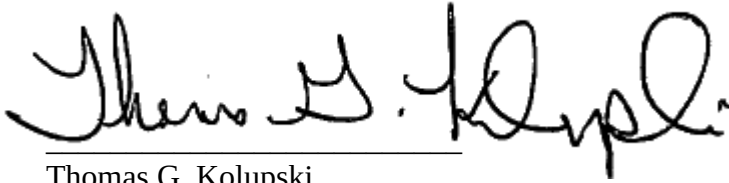
- 146 Project – December 2023 back on schedule.
- Red Bluff Expansion Project – 3 months left on the overpass.
- TxDOT plans to get some off duty officers work on the intersection at Red Bluff Expansion.

7.4 Establish future meeting dates and agenda items.

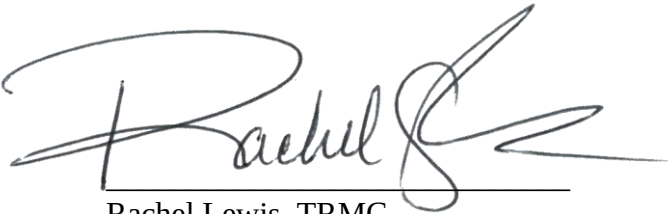
- Next meeting being held at Public Works building on May 3, 2022.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:01 p.m.

Approved this 19th day of December 2023.



Thomas G. Kolupski
Mayor



Rachel Lewis, TRMC
City Secretary





APRIL 17 – 23, 2022
NATIONAL VOLUNTEER WEEK

WHEREAS, every community member can effect positive change with any volunteer action, no matter how big or small and National Volunteer Week is an opportunity to recognize and honor the countless individuals who selflessly invest in the lives of others; and

WHEREAS, volunteering one's time, talents and resources has been an integral part of our heritage since the early days of our nation and it is essential that we continue this tradition of giving and sharing to preserve and improve the quality of life for all citizens in our community; and

WHEREAS, experience teaches us that government by itself cannot solve all of our nation's social problems; and the giving of one's self and service to another empowers the giver and the recipient; and

WHEREAS, each year a special week is designated in our nation for the dual purpose of recognizing those who give of themselves and of encouraging all citizens to become involved in volunteer work; Seabrook's volunteer force is a great treasure and it is fitting at this time that we say "thank you" to all individuals, groups, and businesses who have given time, energy, and resources through volunteer service.

NOW, THEREFORE, I, Thom Kolupski, Mayor of the City of Seabrook on behalf of the City Council, citizens and employees of the City do hereby proclaim April 17 – 23, 2022 as National Volunteer Week.

IN WITNESS WHEREOF, I do hereby set my hand and cause the seal of the City of Seabrook to be affixed this 19th day of April, 2022.




Thomas G. Kolupski
Mayor

Exhibit B

Edge at Seabrook Town Centre Planned Unit Development District Plan

Ordinance No. 2022- **DRAFT**



March 2022

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Exhibit B

EDGE AT SEABROOK TOWN CENTRE PLANNED UNIT DEVELOPMENT DISTRICT PLAN

Ordinance No. 2022-__

A. CONTENTS

This Planned Unit Development District Plan (PUD) includes the following Sections:

- General Provisions
- Permitted Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Signage
- Building Regulations

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Multi-family; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density Residential) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Retail Office; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning); except that restaurants shall be a use by right and not require a Conditional Use Permit; is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

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

Common Open Space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structure and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD

Not less than 20 percent of the land shall be reserved for “common open space” as defined above, the term “common open space,” as used herein, may include boardwalks and 20 percent of the

parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half of the area of the boundary streets.

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

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

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

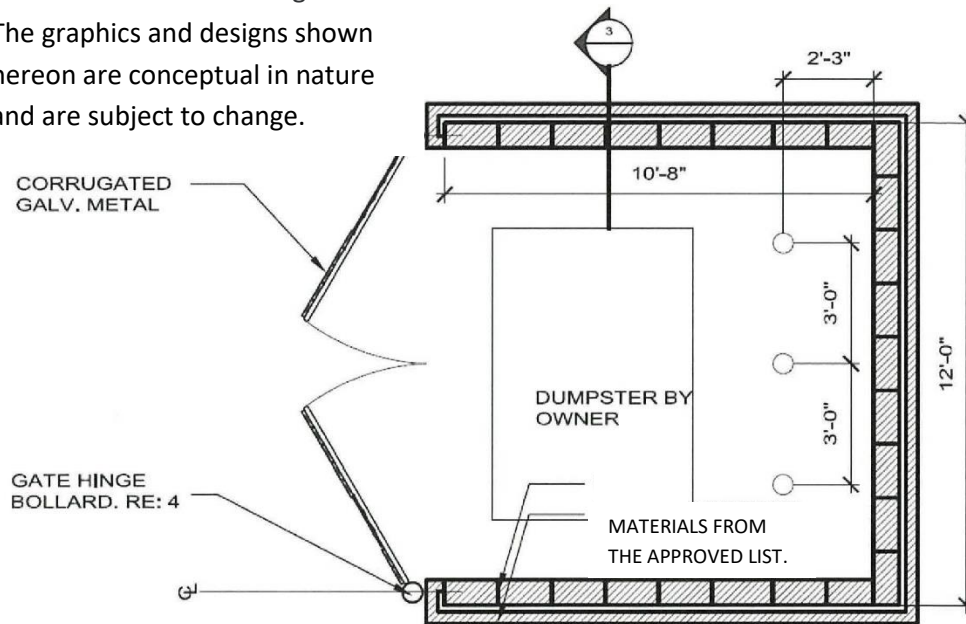
Exhibit D-1:	<i>Location Map</i>
Exhibit D-2:	<i>Site Plan</i>
Exhibit D-3:	<i>Access Detail</i>
Exhibit D-4:	<i>Parking Plan</i>
Exhibit D-5:	<i>Open Space Plan</i>
Exhibit D-6:	<i>Sign Locations and Details</i>
Exhibit D-7:	<i>Aerial Perspective</i>
Exhibit D-8:	<i>Building Elevations</i>
Exhibit D-9:	<i>Building Elevations</i>
Exhibit D-10:	<i>Utilities, Water & Sanitary Sewer</i>
Exhibit D-11:	<i>Drainage Plan</i>
Exhibit D-12:	<i>Development Schedule</i>
Exhibit D-12b:	<i>Phasing Plan</i>

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4. As shown on *Exhibit D-1, Location Map*, the PUD encompasses 19.5355 acres located west of SH 146, east of Lakeside Drive, north of Repsdorph Drive and south of Wild Oak Forest Lane.
5. Multi-family residential development shall substantially conform to the general layout and design concepts illustrated on *Exhibit D-2, Site Plan*.
6. Refuse containers shall be screened from public view and backyard views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures so that trash container/dumpster shall not be visible from any public street. The enclosures shall be constructed in accordance with Figure 1-1 through 1-4 and kept closed at all times other than at trash pick-up.

Figure 1-1:DUMPSTER ENCLOSURE

The graphics and designs shown hereon are conceptual in nature and are subject to change.

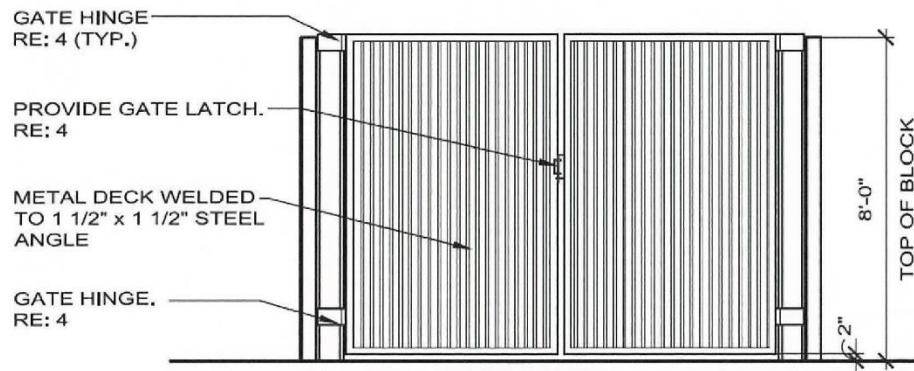


1 DUMPSTER ENCLOSURE PLAN

SCALE:1/4"=1'-0"

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Figure 1-2: DUMPSTER ENCLOSURE

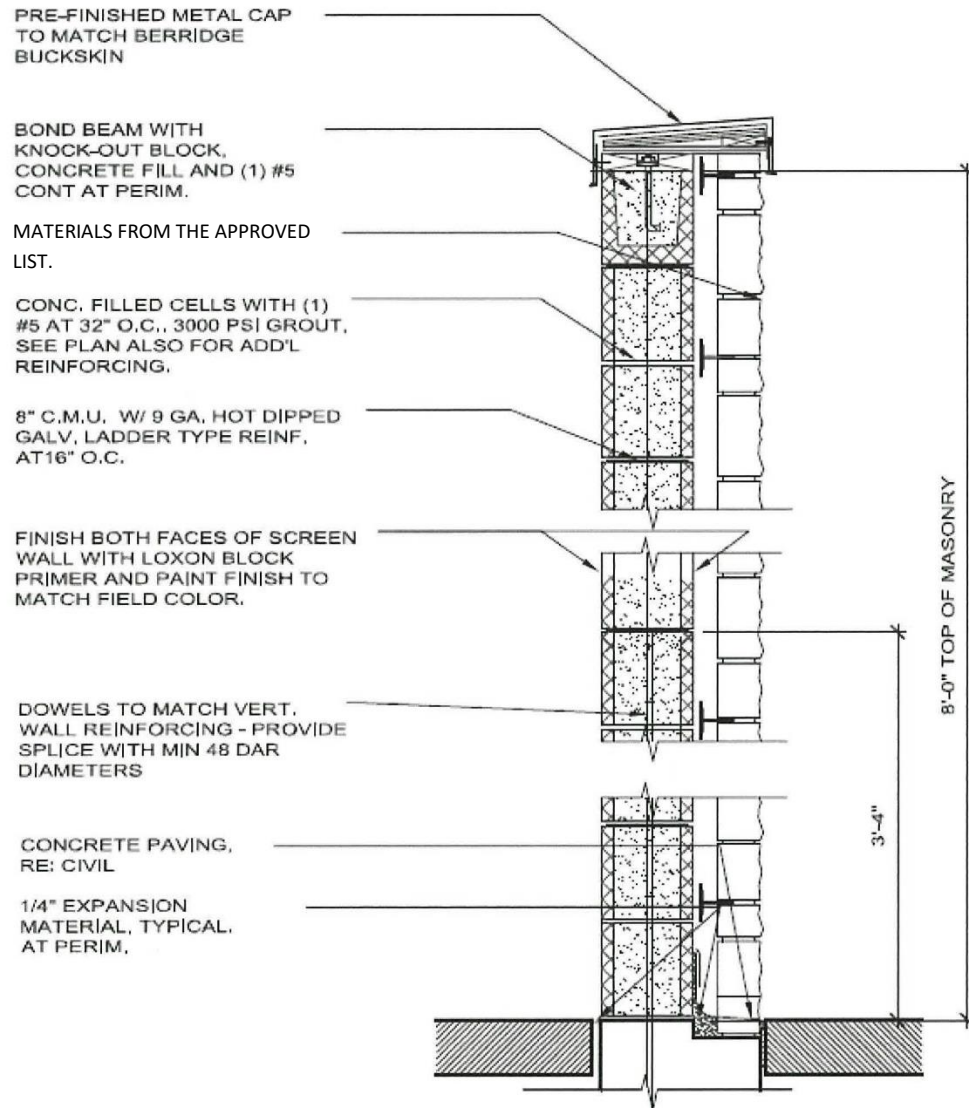


2 DUMPSTER ENCLOSURE PLAN

SCALE:1/4"=1'-0"

The graphics and designs shown hereon are conceptual in nature and are subject to change.

Figure 1-3: DUMPSTER ENCLOSURE



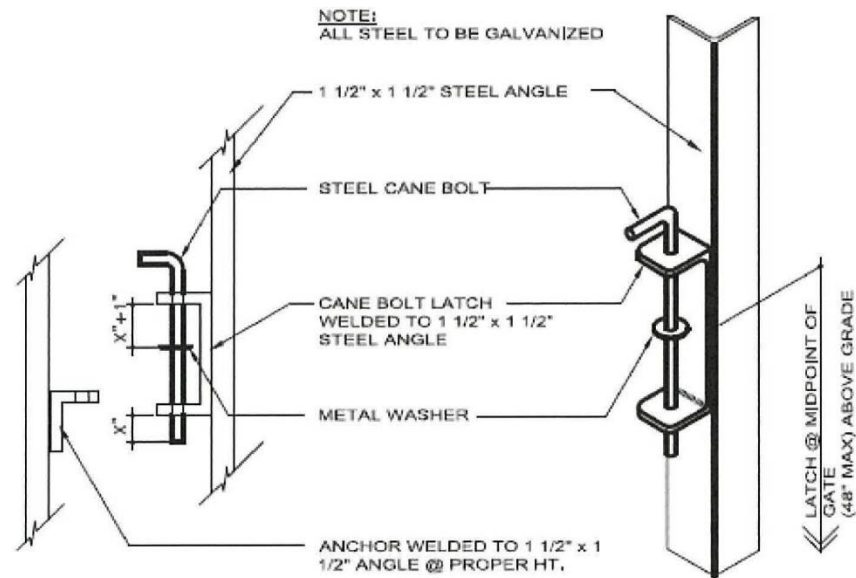
3 SCREEN WALL SECTION

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

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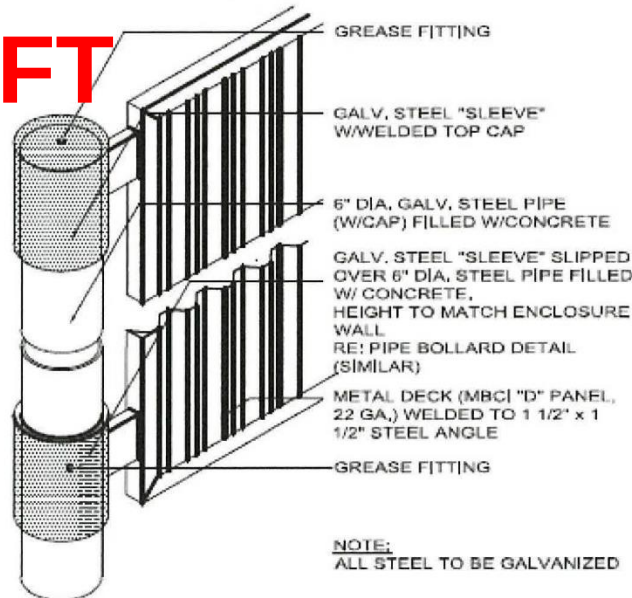
The graphics and designs shown hereon are conceptual in nature and are subject to change.

Figure 1-4: DUMPSTER ENCLOSURE



GATE LATCH DETAIL

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GATE HINGE DETAIL

4

GATE LATCH DETAIL

SCALE: 1/4" = 1'-0"

The graphics and designs shown hereon are conceptual in nature and are subject to change.

6. Signage: **Five** freestanding signs, meeting the standards outline in Section F, Signage will be constructed on-premises as shown on [Exhibit D-6, Sign Locations and Details](#) . Wall signage will be constructed meeting the requirements established in Article 6 – Signage, City Code of Ordinance

7. Oak Meadow Drive: Vehicular access to, or the extension of Oak Meadow Drive is not permitted.

C. PERMITTED LAND USES

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below but is permitted in the C1 District or cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by the Seabrook Planning Commission as a Conditional Use or Specific Use.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses](#).
3. Permitted Uses: The following table presents the permitted uses within the District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

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Land Uses Permitted	Phase 1 MultiFamily and Commercial	Phase 2 Commercial	Notes
Residential Land Uses			
Dwelling, Multifamily/	X		Note 1
Medical Land Uses			
Clinic		X	
Medical, Dental & Optical Retail Sales	X	X	
Medical, Dental Office		X	
Optician Shop	X	X	
Professional Services			

Accessory Banking		X	Note 2
Banks or Financial Services		X	
Office, Business	X	X	
Office, Professional	X	X	
Office, Real Estate Development Tract or Field Office	X	X	
Commercial, Retail, Personal Services			
Antique Shop	X	X	
Art Gallery	X	X	
Arts, Crafts and Hobby Shop	X	X	
Bakery, Retail Confectionery	X	X	
Barbers/Beauty Salons/Day Spa	X	X	
Bars / Pub	X	X	Note 4
Caterers	X	X	
Convenience Store (Without Fuel Pumps)	X	X	
Farmers' Market, Outdoor		X	
Gift Shop including Florist	X	X	

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Health Club	X	X	
Hobby Studio, Private	X	X	
Kiosk	X	X	
Laundry, Dry Cleaning Pickup & Receiving Station	X	X	Note 3
Liquor Store		X	
Meat Market (includes Seafood)		X	
Music Store	X	X	
Office Supply Store	X	X	
Pet Shop (Indoor Kennels Only)		X	
Restaurant Full Service	X	X	
Restaurant, Drive- in/Drive-Thru		X	
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	
Tanning Studio	X	X	
Art & Craft Production	X	X	
Accessory Use			
Accessory Building	X	x	Note 5

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Notes: Uses within the PD must be developed in compliance with the following conditions:

1. Multi-Family development is limited to a maximum of 320 units and other development regulations specified in Section D, Development Regulations, Page 7 of this document and illustrated on [Exhibit D-2](#).

Multi Family uses within the PD shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement. As shown on Figure 1.
- b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- c. “Exit ways” are openings from the internal corridors to the perimeter of the building complex. As shown on Figure 1.



FIGURE 2.

- d. On the ground floor, “exit ways” from an interior corridor shall be enclosed with doors with controlled access.
- e. Corridors and or “exit ways” on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.

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- f. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
 - g. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.
- 2. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code)
 - 3. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height
 - 4. Bars / Pubs are limited to a maximum of 2,500 square feet gross leasable area per establishment.
 - 5. Accessory uses, include uses which are subordinate to and incidental to the principal use. All uses must be allowed per the zone

D. DEVELOPMENT REGULATIONS

- 1. **Commercial** Buildings located within **Phase 1 and Phase 2** are limited to 1 story, no more than 35 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height (No other height exceptions shall apply).
- 2. All multi-family Residential development shall conform to the (R-3) Medium Density Residential zoning district with the following exceptions:
 - (a) Density: A maximum of 320 units.
 - (b) Off-street parking for Multi-family; **475 spaces required**, 1.33 parking spaces per one-bedroom unit, 1.66 parking spaces per two-bedroom unit **and 2.0 parking spaces per three-bedroom unit.**
 - (c) Height: Maximum height of structures: 4 stories, but no more than 65 feet above ground level. The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (d) Compensating Open Space: In addition to six hundred (600) square feet of open space per unit, a Central Plaza, and a pedestrian trail, along the northern boundary as described in Paragraph E below, shall be required.
 - (e) Building Area: not more than 50 percent of the total site area shall be covered by building mass.
 - (f) Buffering and screening:
 - i. A fifty foot (50') wide setback shall be provided along the northern boundary of the site, adjacent to existing single family residential.

- ii. An 8' high opaque, concrete panel fence will be installed along the northern boundary of the site, adjacent to existing single family residential and along the southern boundary and the west boundary along Lakeside Drive. An open style "wrought iron" metal security fence with masonry columns may be constructed within the interior property lines for the multi-family development.

3. Area Regulations:

(a) Street Setbacks:

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Street Setback Criteria						
	Landscape and Parking Setbacks			Building Setbacks		
	Front	Side**	Rear	Front	Side*	Rear
SH 146	20'	5'	5'	40'	40'	10'
Repsdorph	15'	5'	5'	25'	25'	10'
Lakeside	15'	5'	5'	25'	25'	10'

*For lots where buildings abut each other for a contiguous shopping center, the building side setback can be zero feet.

**For lots where the lot line runs in the middle of a driveway for a contiguous shopping center, the landscape setback can be zero feet.

(b) *Lot size*: A minimum site of 10,000 square feet in area shall be required.

(c) *Lot width*: Each lot shall have a minimum width of not less than 80 feet at the front building line.

(d) *Lot depth*: Each lot shall have a minimum depth of not less than 125 feet.

4. Multi-family resident and visitor access is limited to only the gated entries located off State Highway 146. "911-access gates" for the exclusive use of emergency response vehicles will be constructed at the entrances from Lakeside Drive as provided for in Exhibit D-3.

5. Off-street parking for **Commercial** Buildings 1 – 7: **239 required** spaces. Shared parking for all permitted uses on **Table 1.0: Permitted Uses** (eight spaces per thousand square feet).

Compact parking spaces are permitted as follows: no more than 15 compacts spaces, to be located in groups of 5 contiguous spaces and be clearly identified as compact parking spaces.

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6. Paving:

- (a) All parking lots and vehicle use areas must be constructed of concrete.
- (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
- (c) Construction of paving and parking areas shall conform to the schedule illustrated on **Exhibit D-12b, Phasing Plan**, except that construction of successive phases may be constructed simultaneous to the proceeding phase.

7. Supplementary Regulations:

- (a) No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
- (b) Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- (c) Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground.
- (d) No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in the district for a period of time exceeding 12 hours.
- (e) No trailer motor vehicle, semitrailer or shipping container may be used for the display, vending or retailer of any merchandise at any time.
- (f) Outside display of merchandise is prohibited.
- (g) Rooftop or ground level mechanical equipment shall be totally screen from view by either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.
- (h) Exterior dumpster/garbage/waste containers shall be placed a minimum of ten feet from any side or rear property line. Containers shall not project beyond the front building line of the principal structure. Containers shall be fully screened so not to be visible from off the property. Each trash container enclosure shall be constructed of impervious material with a gate.
- (i) Loading docks are prohibited between the street right-of-way and any building façade fronting a street right-of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type of long-term storage. Any vehicle, trailer or

material left standing in a loading dock for more than a 12-hour period shall be deemed a violation of this ordinance.

E. LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

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1. Landscape buffer (Single-family adjacency consideration):
 - (a) 50-foot wide minimum landscape buffer shall be provided along the northern property boundaries adjacent to existing single family lots.
 - (b) An eight foot (8') opaque, concrete panel fence shall be constructed during the initial phase of construction along the northern property boundaries adjacent to the existing single family lots.
2. Central Plaza: A central plaza of 0.75 acres with recreational amenities, performance stage, public restrooms and water features shall be constructed in the center of the site as shown on [Exhibit D-2, Site Plan](#)
3. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.
4. Sidewalks: All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide and conform to the City of Seabrook standards.
5. Landscaping: Shall conform to the City of Seabrook standards as stated in Section 7.01 Landscaping Requirements of the Seabrook Code of Ordinance.

F. SIGNAGE as shown on [Exhibit D-6, Sign Location and Details](#)

1. State Highway 146
 - 16' wide x 60' (maximum) high **monument** development sign in front of **Commercial Pad 2**, 32 square feet per sign face. (sign A-1, shown on [Exhibit D-6](#))
 - 16' wide x 25' (maximum) high range monument multi-tenant sign beside the Pump Yard, 144 square feet per sign face. (sign A, shown on [Exhibit D-6](#))
 - 16' wide x 30' (maximum) high range multi-tenant **monument** sign, 144 square feet per sign face or 16' wide x 14' high monument sign, 100 square feet per sign face beside Multi-family fire lane entrance gate. (sign A or B, shown on [Exhibit D-6](#))
2. Lakeside Drive
 - 16' wide x 10' (maximum) high monument signs on each side of main entrance, 100 square feet per sign face. (sign B, shown on [Exhibit D-6](#))

G. BUILDING REGULATIONS

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1. Phase 1, Multi-family, the PUD shall require the following regulations for Residential Developments:

- (a) Color palette shall be uniform between all phases of the development.
- (b) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, **cementitious stucco** and shall comprise at least 70% of each façade.
- (c) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and **EFIS (for architectural features)**, and shall comprise no more than 30% of each façade.
- (d) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (e) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. **Commercial Buildings in Phase 1 and 2**, the PUD shall require the following regulations for **Commercial**

- (a) The building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.
- (b) *Blank Walls Prohibited*: Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two of the following within successive 30-foot section or fraction thereof. Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the façade and extending at least ten percent of the length of the façade.
 - Change in texture or pattern.
 - Windows.
 - Covered walkways or entrances.
 - Canopies; or
 - An equivalent element that subdivides the wall into human-scale proportions.
 - Tri-partite architecture

DRAFT

(c) All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following material are allowed as primary exterior building materials:

- Brick and materials identical in appearance
- Sandstone or natural or synthetic stone
- Tinted and textured concrete masonry units
- Wood and composite material identical in appearance. Wood may include horizontal boards and board-and-batten
- Cast stone
- **Cementitious** stucco

(d) *Prohibited Primary Building Exterior Materials*

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals
- Vinyl

EDGE AT SEABROOK TOWN CENTRE

Location Map

Developed By:



HS Development Group

WILD OAK FOREST LN.

146
TEXAS

STATE HIGHWAY 146

LAKE SIDE DR.

REPSDORPH RD.

REPSDORPH RD.

DRAFT
19.5355 Acres



0' 150' 300' 600'

SCALE: 1"=300'
DATE: 03.2022

EDGE AT SEABROOK TOWN CENTRE

Site Plan

Developed By:

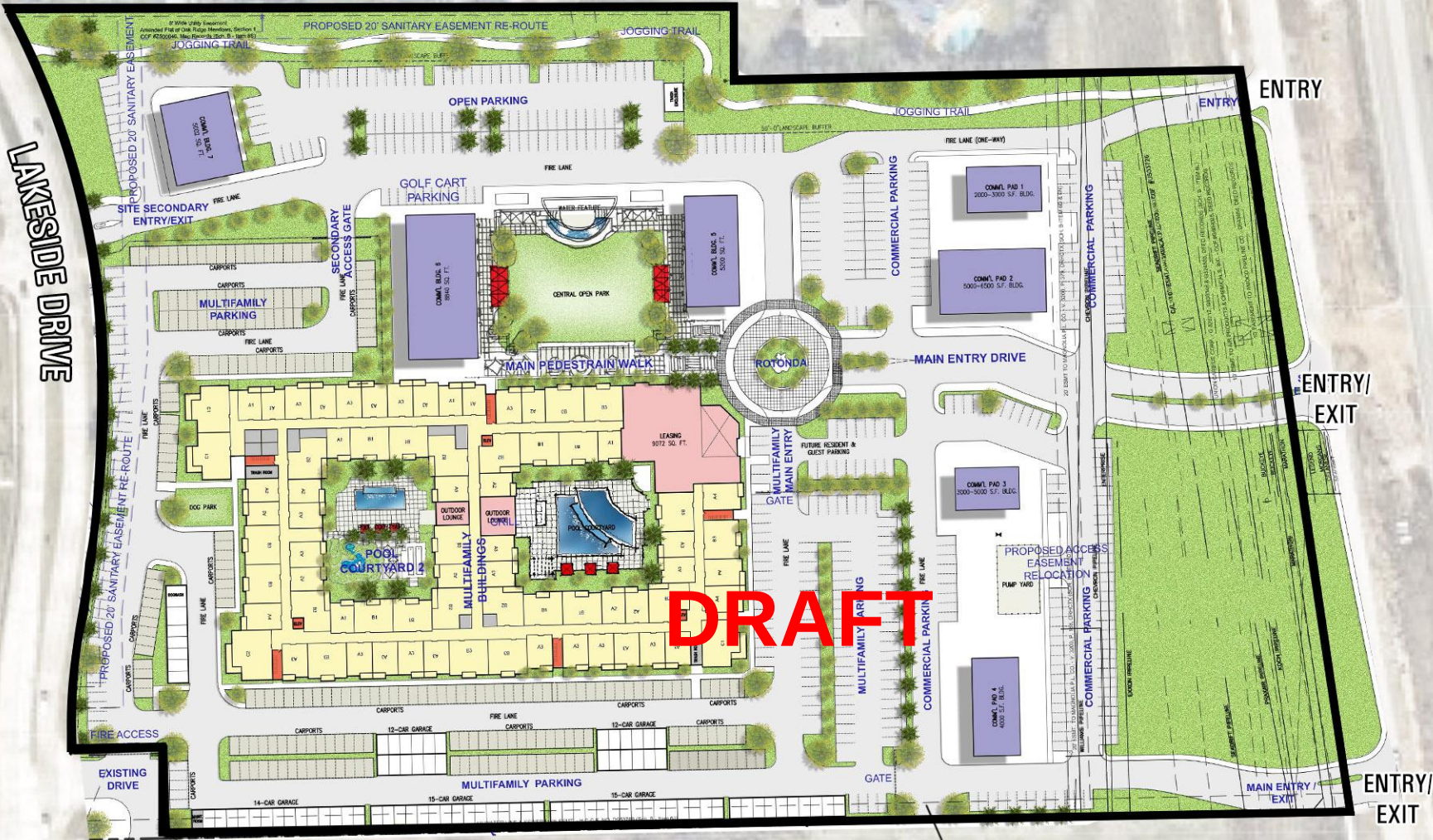


HS Development Group

LAND USE TABLE				
	MULTI-FAMILY			
Level	1-BR	2-BR	3-BR	Subtotal
Level 1	45	25	4	74
Level 2	47	29	4	80
Level 3	48	30	5	83
Level 4	48	30	5	83
Subtotal	188	114	18	320
%	59%	35%	6%	
TOTAL		320*		
1-BR	131,419 SF			
2-BR	133,465 SF			
3rd Floor	26,376 SF			
Total	291,260 SF			

*Maximum 320 units permitted.

COMMERCIAL	
Phase 1	
Commercial Pad 5	5,000 SF
Commercial Pad 6	5,000 SF
Phase 2	
Commercial Pad 1	3,000 SF
Commercial Pad 2	6,000 SF
Commercial Pad 3	3,000 SF
Commercial Pad 4	3,000 SF
Commercial Pad 7	5,000 SF
Tuck-Under Retail (Attached to MF)	4,000 SF
TOTAL RENTABLE	19,020 SF



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 03.2022

EDGE AT SEABROOK TOWN CENTRE

Access Detail

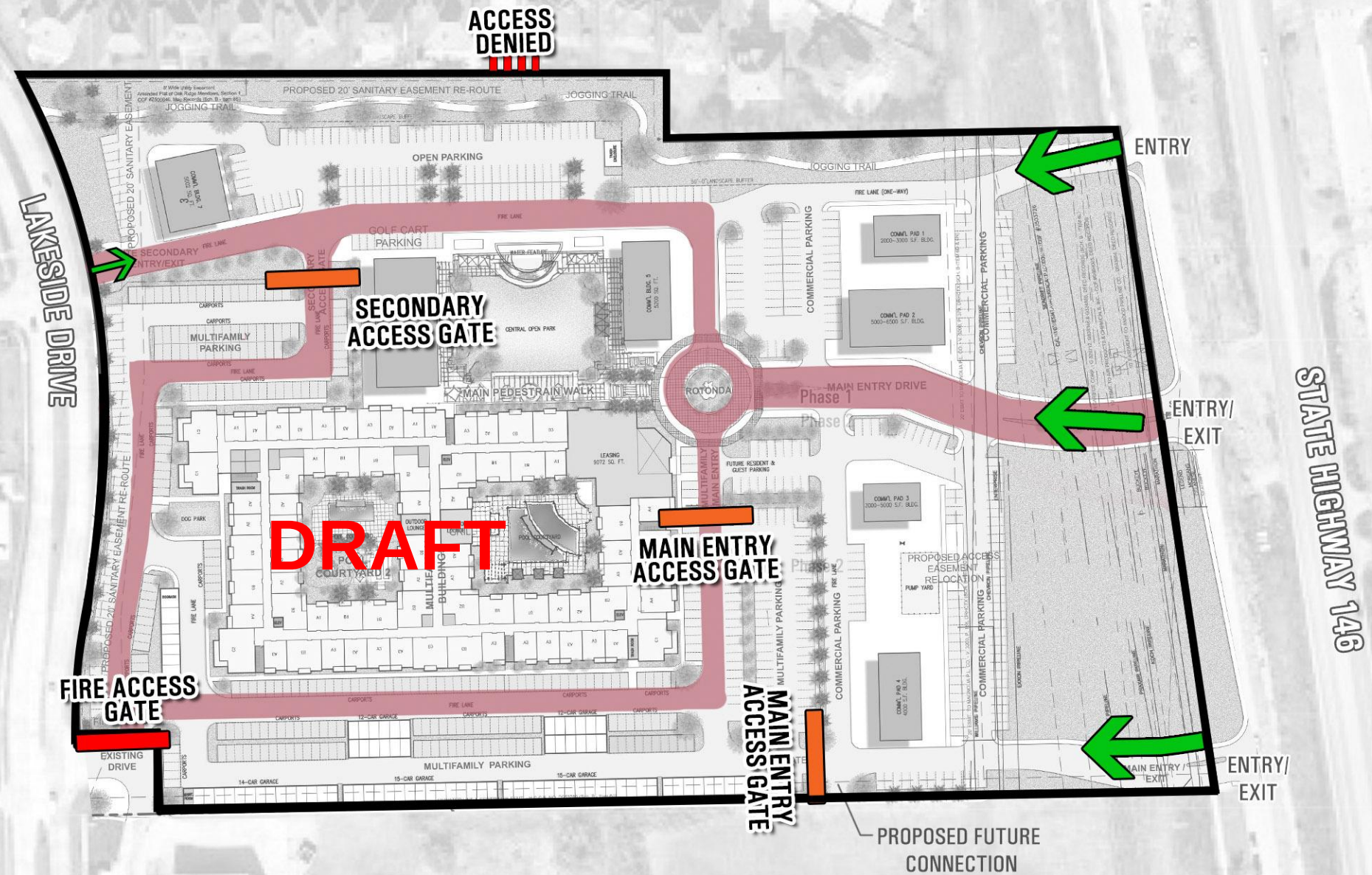
Developed By:



HS Development Group

LEGEND

-  Indicates emergency fire access only gate.
-  Indicates secondary access gate.
-  Indicates access denied
-  Indicates access points.
-  Indicates fire lane



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 03.2022



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EDGE AT SEABROOK TOWN CENTRE

Parking Plan

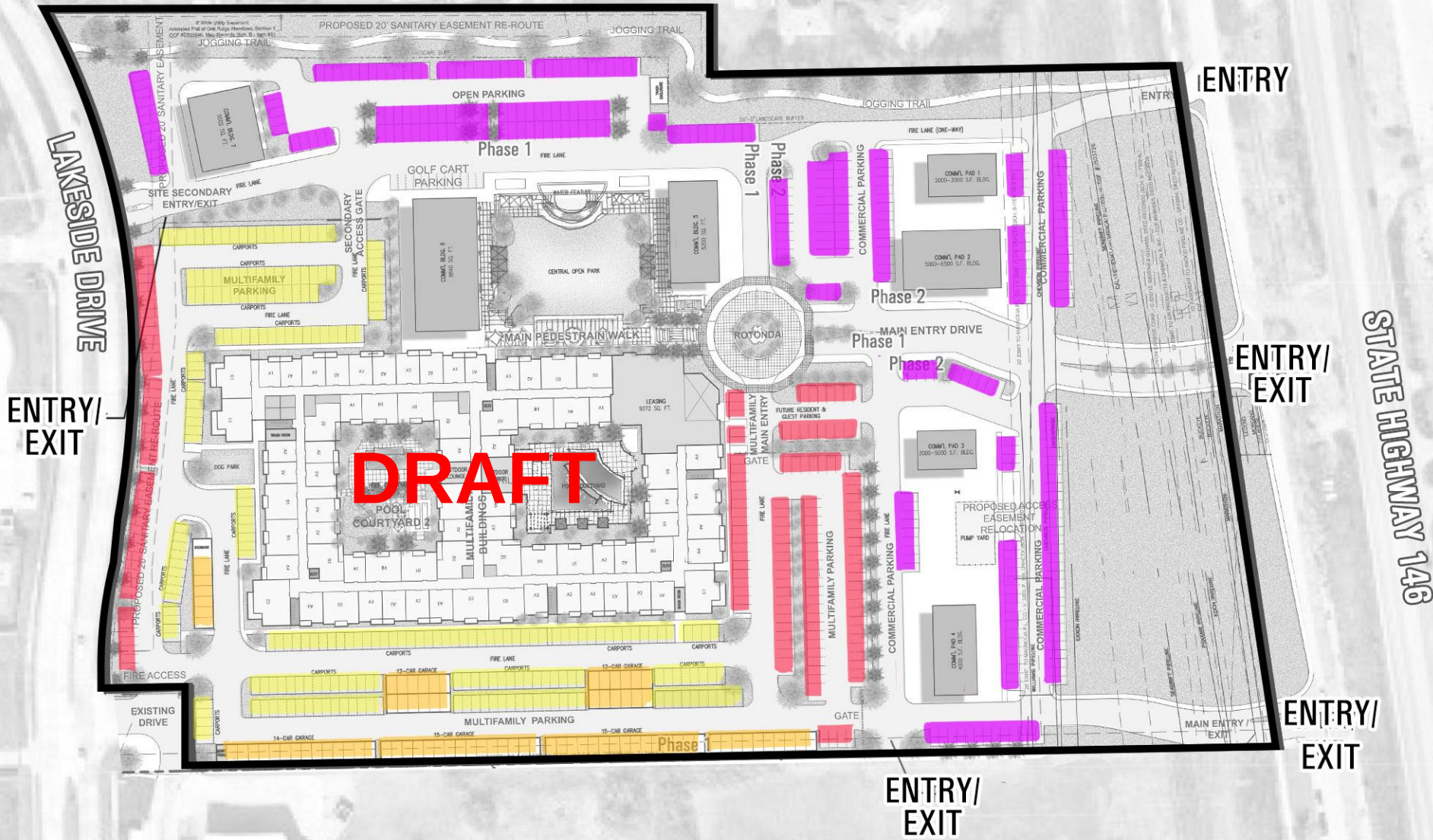
Developed By:



HS Development Group

PARKING PROVIDED	
Phase 1:	
Parking Category	No. Spaces
Garages	84
Carport	244
Open Parking - MF	173
TOTAL	501
Phase 2:	
Parking Category	No. Spaces
Open Parking - Retail	290
TOTAL	290
TOTAL SPACES PROVIDED 791	

PARKING REQUIRED		
Multi-Family Units		
1-BR	2-BR	3-BR
188 Units	114 Units	18 Units
Required parking:		
1.33 SP/Unit	1.66 SP/Unit	2.0 SP/Unit
250 spaces	189 spaces	36 spaces
TOTAL MF REQUIRED:		475 SPACES
Commercial		
Maximum 30,020 SF Restaurant dining area @ 1 sp/100 SF		219 Spaces
Minimum 4,000 SF Non-Restaurant dining area @1sp/200 SF		20 Spaces
TOTAL RETAIL REQUIRED:		239 SPACES
TOTAL SPACES REQUIRED		714



EDGE AT SEABROOK TOWN CENTRE

Open Space Plan

Developed By:



HS Development Group

Open Space Provided:	
Open Space Category	Acres
General Open Space	4.7
Plaza	0.75 (min.)
TOTAL	5.5 Acres
Open Space Required:	
600 SF/UNIT x 320 UNITS	4.4 Acres
In addition to the required open space, a pedestrian pathway, "Jogging Trail" shall be constructed between S.H. 146 and Lakeside Drive.	
Plaza to include recreational amenities, a performance stage, public restrooms and water features.	
Indicates proposed 4' sidewalk.	

EXISTING 4' SIDEWALK

JOGGING TRAIL



PROPOSED PLAZA

LAKESIDE DRIVE

STATE HIGHWAY 146

DRAFT

EXISTING 4' SIDEWALK

EXISTING 6' JOGGING TRAIL



0' 75' 150' 300'

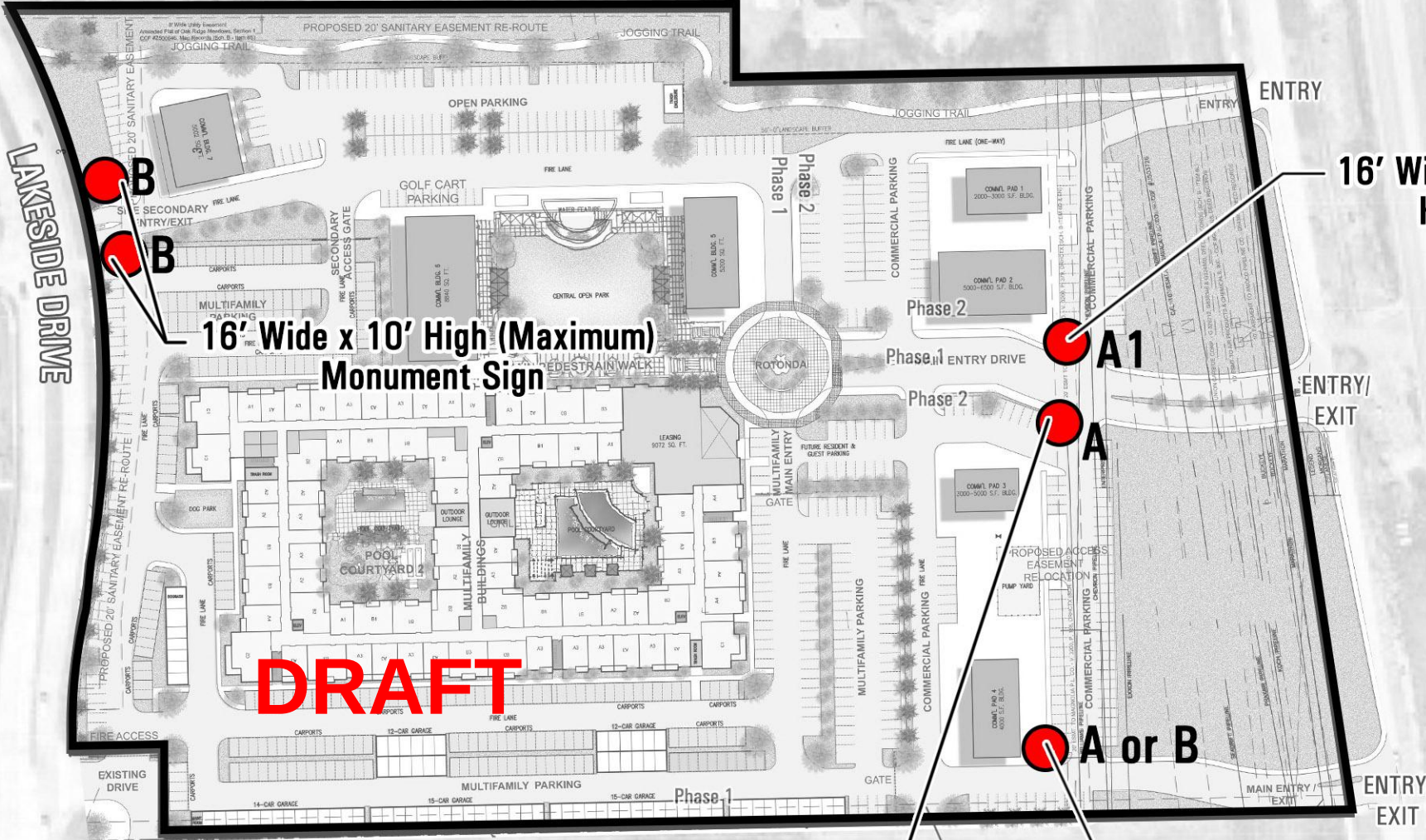
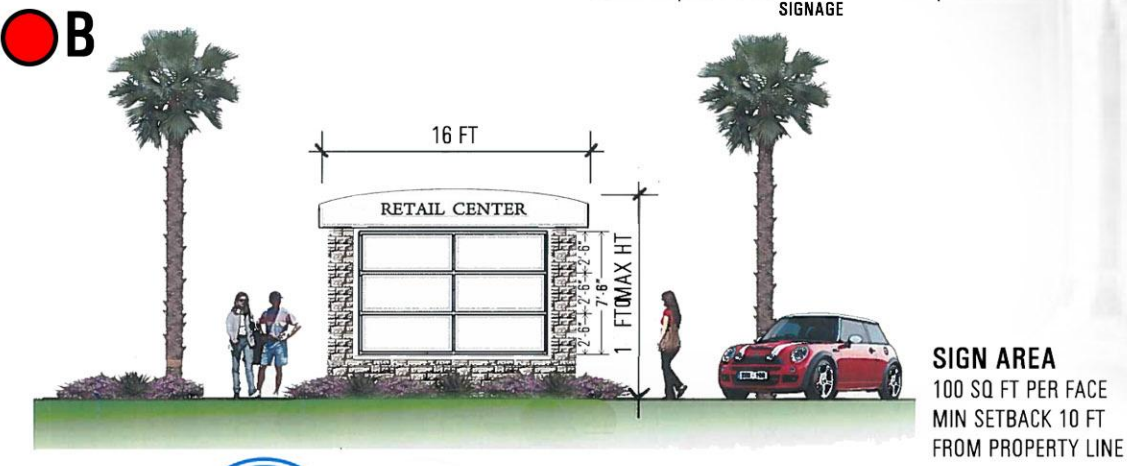
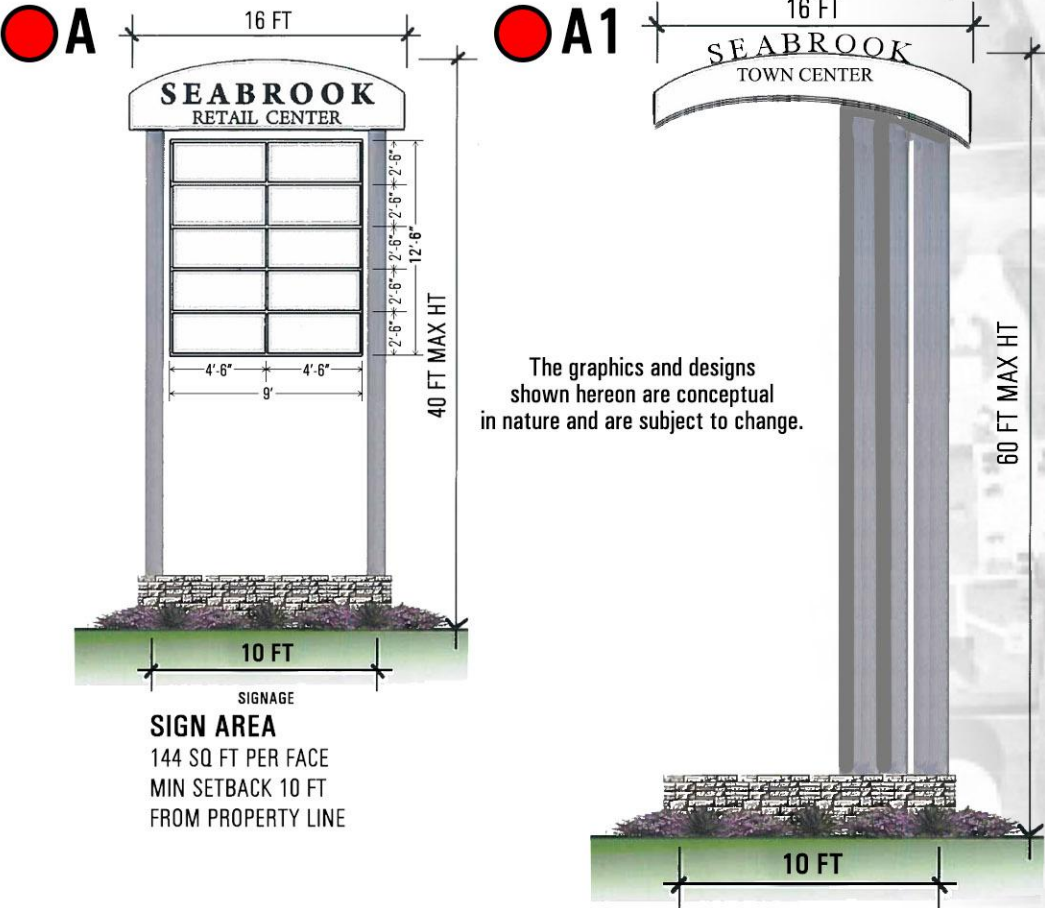
SCALE: 1"=150'
DATE: 03.2022

EDGE AT SEABROOK TOWN CENTRE

Sign Location and Details

Developed By:


HS Development Group



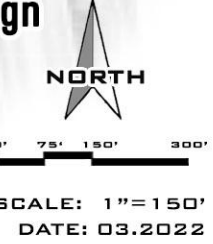
LAKESIDE DRIVE

STATE HIGHWAY 146

DRAFT

16' Wide x 25' (Maximum) High Pylon Sign

16' Wide x 30' High (Maximum) Pylon Sign or 16' Wide x 14' (Maximum) High Monument Sign



EDGE AT SEABROOK TOWN CENTRE

Aerial Perspective

DRAFT

Developed By:

HS Development Group



JONES | CARTER

MCS
ARCHITECTS LLC

The graphics , elevations and designs shown hereon are conceptual in nature and are subject to change.

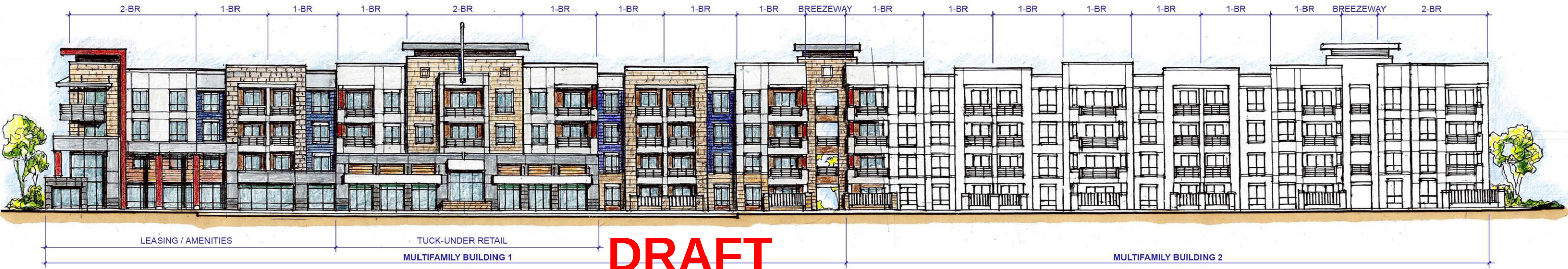
EDGE AT SEABROOK TOWN CENTRE

Building Elevations - Multi-Family

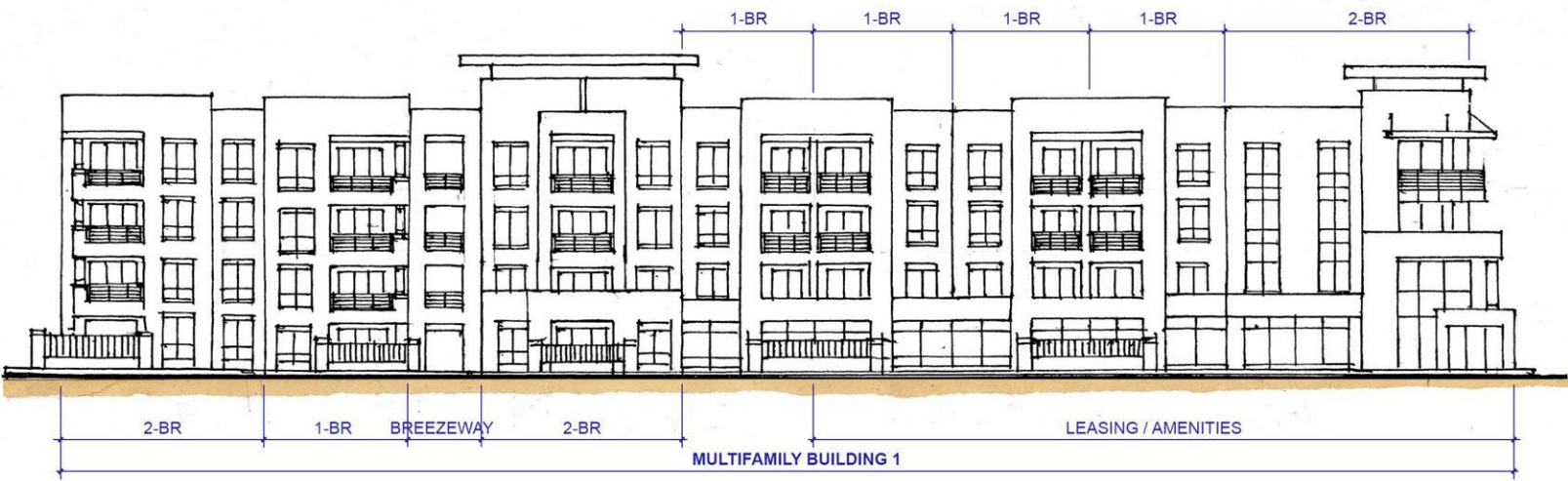
Developed By:



HS Development Group



DRAFT
VIEW FROM PLAZA
MULTIFAMILY NORTH ELEVATION



EAST FACADE, VIEW FROM STATE HIGHWAY 146
MULTIFAMILY EAST FACADE



JONES | CARTER



EDGE AT SEABROOK TOWN CENTRE

Building Elevations - Multi-Family

Developed By:



HS Development Group

The graphics , elevations and designs shown hereon are conceptual in nature and are subject to change.



MULTIFAMILY BUILDING

ROTUNDA

RETAIL

VIEW FROM ROTUNDA
SITE EAST OVERALL FACADE
SCALE: 1/16"= 1'-0"

DRAFT



PLAZA

MULTIFAMILY BUILDING



JONES | CARTER



EDGE AT SEABROOK TOWN CENTRE

Utilities

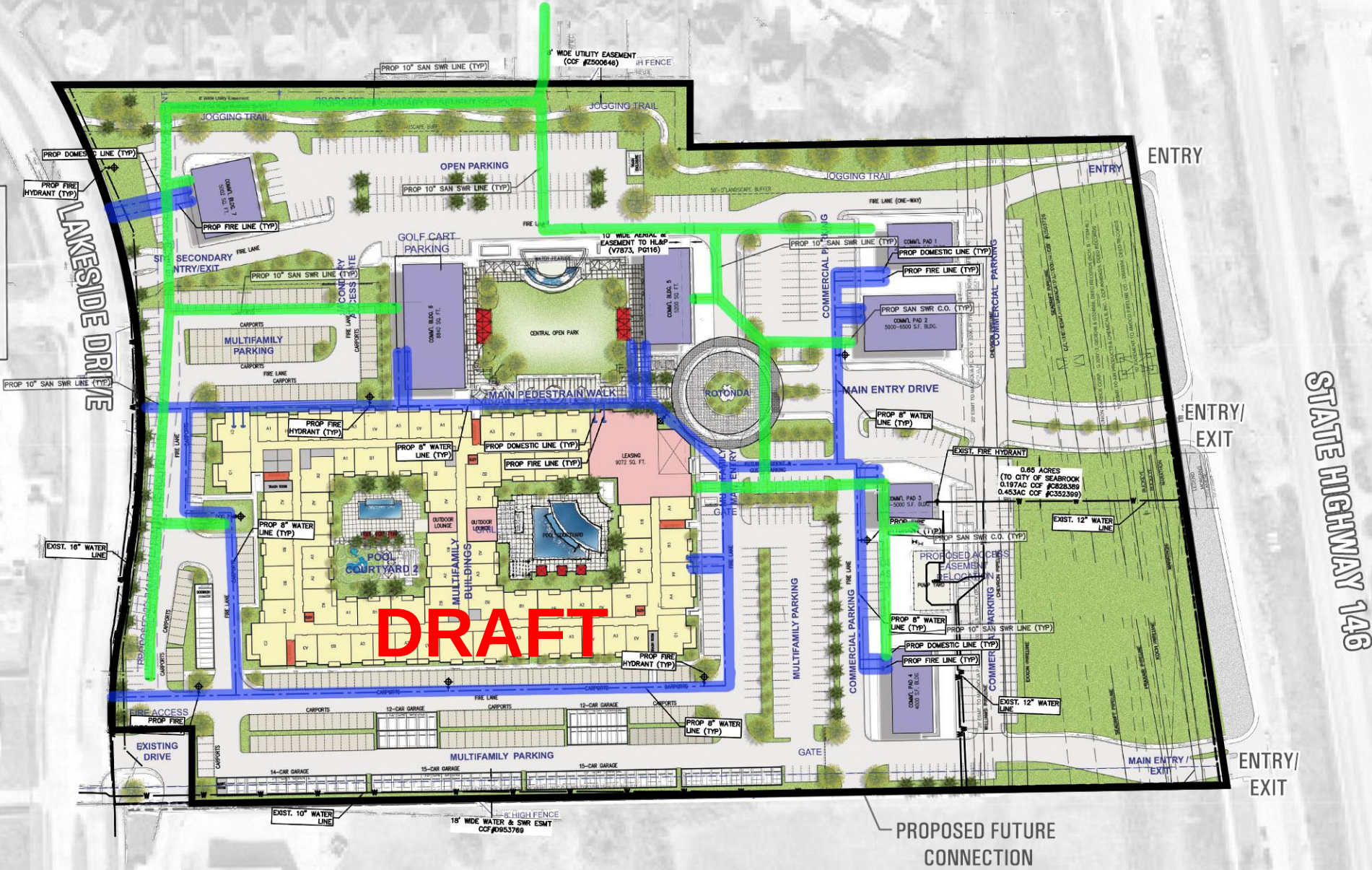
Developed By:



HS Development Group

SANITARY SEWER, WATER & STORM LEGEND

- SANITARY SEWER LINE
- WATER LINE
- SANITARY MANHOLE



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 03.2022

EDGE AT SEABROOK TOWN CENTRE

Drainage Plan

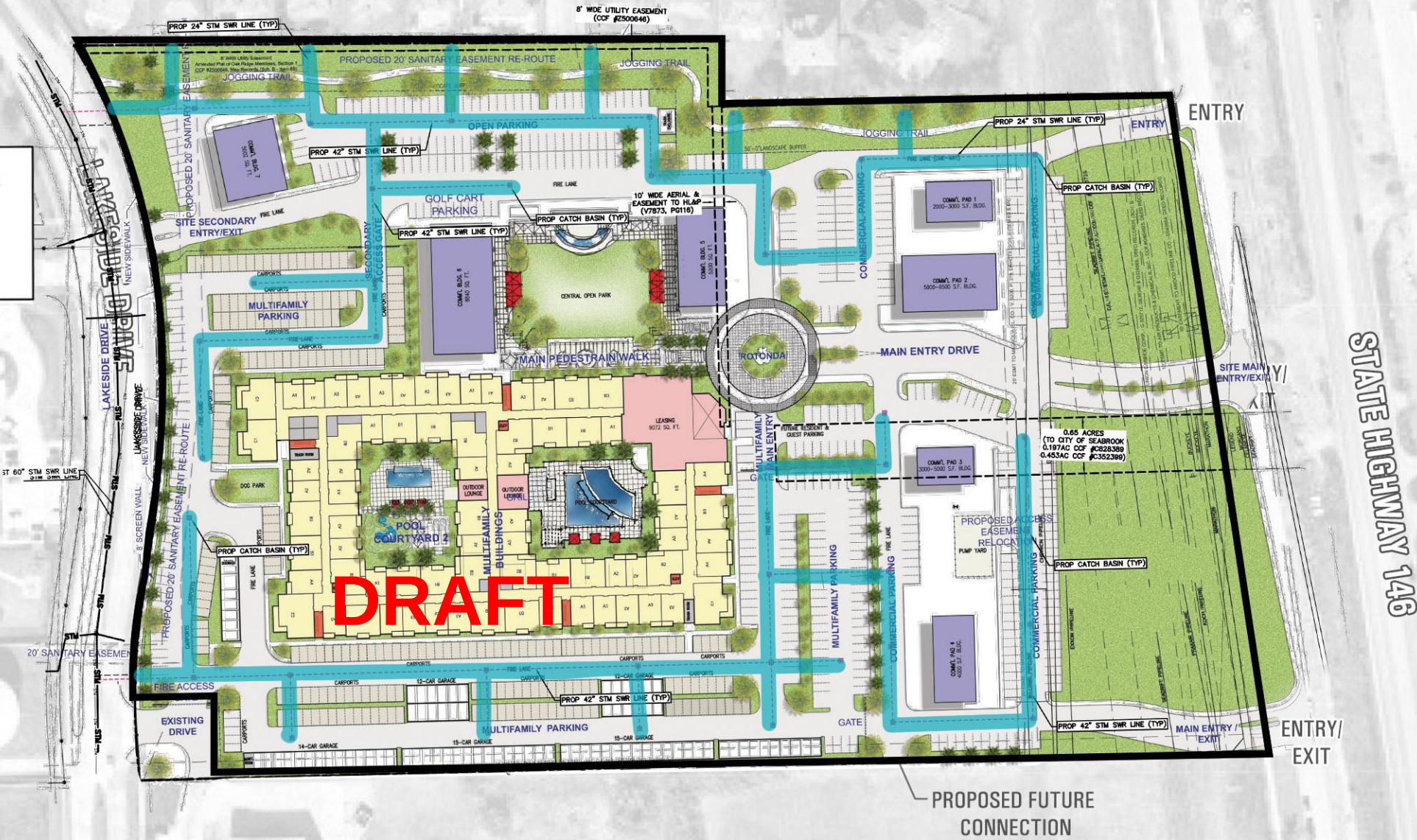
Developed By:



HS Development Group

SANITARY SEWER, WATER & STORM LEGEND

- STORM LINE
- STORM INLET



DRAFT



0' 75' 150' 300'

SCALE: 1"=150'
DATE: 03.2022

EXHIBIT D-12

EDGE AT SEABROOK TOWN CENTRE PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT SCHEDULE



HS Development Group

PHASE 1: Multi-Family – Commercial 5 & 6, Plaza, Rotonda and All Paving:

The following is an estimate based on favorable market conditions and project leasing:

- A. Third and Fourth Quarter 2022: Design and plan review and approval
- B. Fourth Quarter 2022/ First Quarter 2023: Begin on site construction, including eight foot (8') opaque, concrete panel fence along the northern property boundaries adjacent to the existing single family lots
- C. Fourth Quarter 2024/ First Quarter 2025: Construction complete
- D. Third and Fourth Quarter 2024: Begin occupancy.

PHASE 2: Commercial Pads

The following is an estimate based on favorable market conditions and project leasing:

- A. Commercial pad sites only will be ready for construction Third and Fourth Quarter 2024.

Developer to provide quarterly updates on status of master development.

EDGE AT SEABROOK TOWN CENTRE

Phasing Plan

Developed By:



HS Development Group

Phase 1: Commercial Buildings 5 and 6, Plaza Rotonda and all paving

Third/ Fourth Quarter 2022:
Design and plan review and approval.

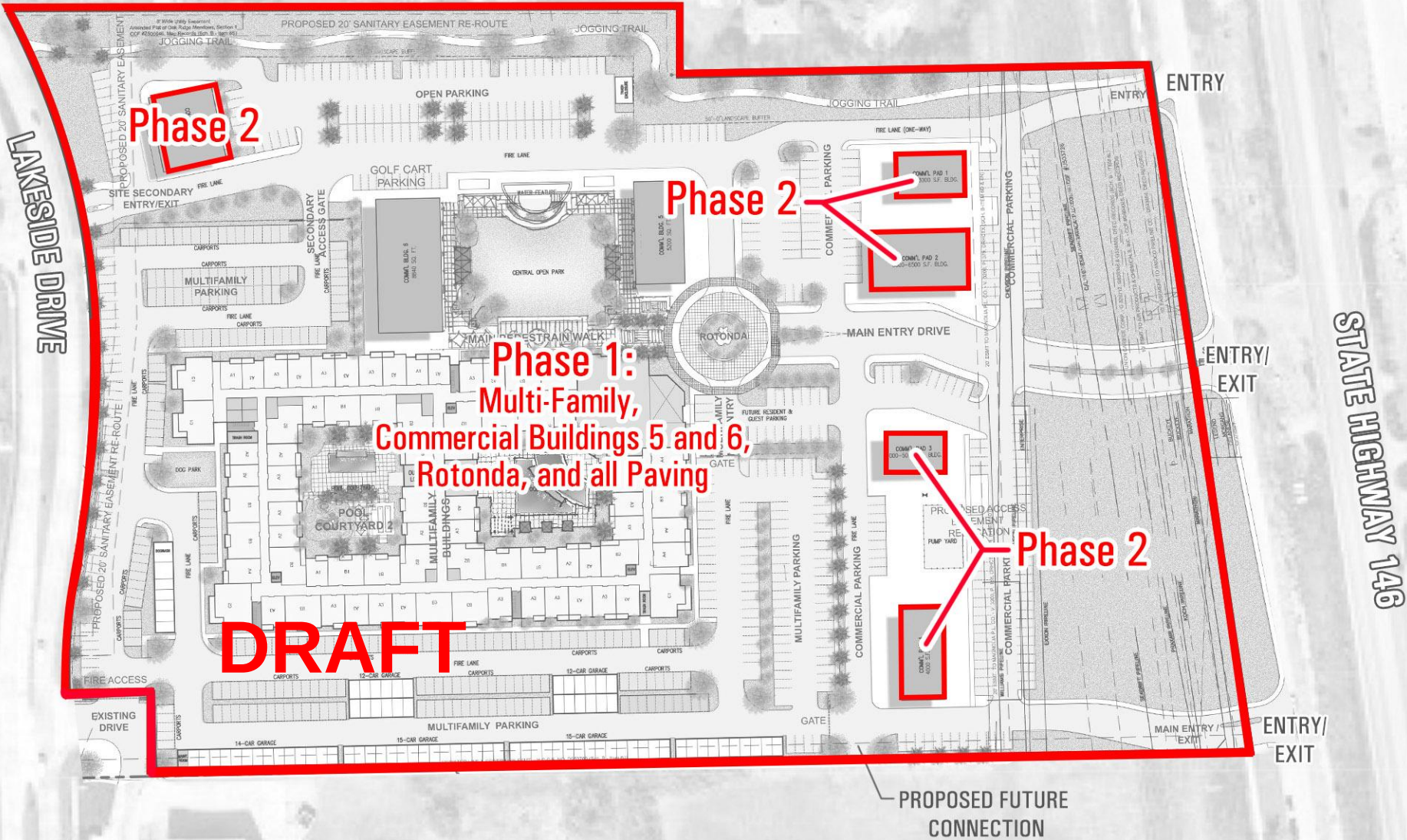
Fourth Quarter 2022/ First Quarter 2023:
Begin on-site construction.

Fourth Quarter 2024/ First Quarter 2025:
Construction complete

Third/ Fourth Quarter 2024:
Begin occupancy

Phase 2: Commercial Pads

Third/ Fourth Quarter 2024:
Commercial pad sites only will be ready for construction.



NORTH

0' 75' 150' 300'

SCALE: 1"=150'
DATE: 03.2022



Seabrook Police Department

2021 Annual Report

Prepared by Chief Sean Wright

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Police Department Retirees	pg 13
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A Message From the Chief of Police

The year 2021 brought new challenges to the Seabrook Police Department. Policing during a pandemic showed the resiliency and dedication that the men and women of the Seabrook Police department have.

The Seabrook Police Department will continue it's mission no matter what obstacle or challenges we face. As Chief of the Seabrook Police Department I am extremely proud of the Police Department for the work performed in 2021.

Sincerely,

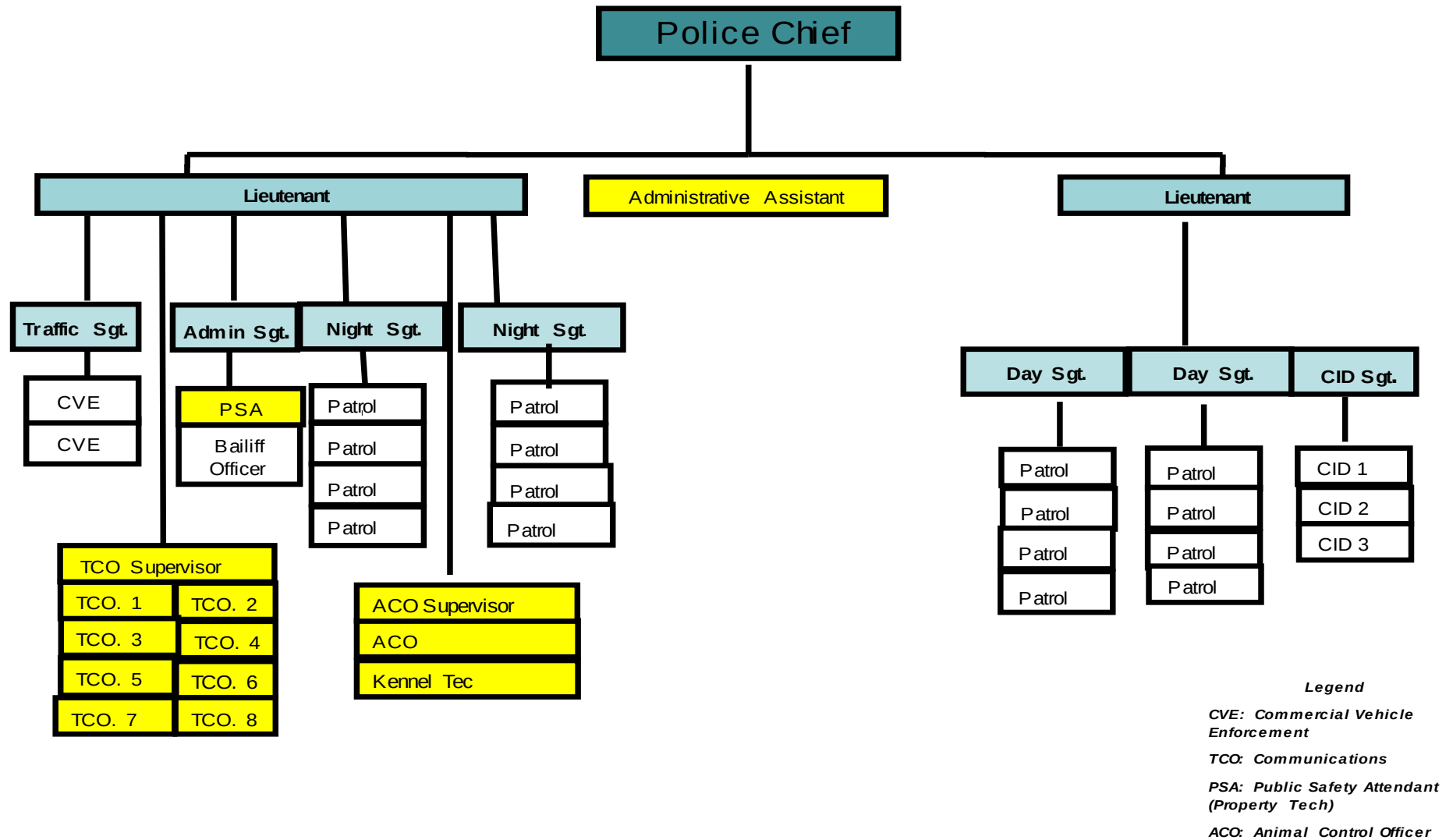
Chief Sean A. Wright



SEABROOK POLICE DEPARTMENT

Organizational Chart

March 2020



Legend

CVE: Commercial Vehicle Enforcement

TCO: Communications

PSA: Public Safety Attendant (Property Tech)

ACO: Animal Control Officer

Seabrook Police Department Staff

ADMINISTRATION

Sean Wright
Bryan Brand
Robert Gonzales
William Haskett

Chief of Police
Lieutenant
Lieutenant
Administrative Sergeant

PATROL

Craig Barton
Don Hough
Michael LaFosse
Fernando Rodriguez
Larry Moore

Patrol Sergeant
Patrol Sergeant
Patrol Sergeant
Patrol Sergeant
Patrol Sergeant

James Hill
Richard Gorom
Shannon Oubre
Derrick Christensen
Jeremy Sweet
Michael Dyer
Kimberly Boniface
Daniel Kirby
Matthew Sterling
Jason Emmerson
Ingris Berrios
Alberto Alarcon
Emmanuel Garcia
Jennifer Glasgow

Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer
Officer

Adriel Sanchez
Braden Esquivel

Officer
Officer

Seabrook Police Department Staff

Austin Minick

Officer

CID

Jason Smith

Detective Sergeant

Rebecca Ojeda

Detective

Charles Skinner

Detective

Telecommunications Officers

Michael Miner

Telecommunications Supervisor

Christopher Hebert

Dispatcher

Marcus McCarroll

Dispatcher

Nadine Khan

Dispatcher

William Walker

Dispatcher

Robert Ozment

Dispatcher

Elizabeth Santillan

Dispatcher

Diana Martinez

Dispatcher

SUPPORT STAFF

Deanna Bell

Administrative Assistant

Randy Ratliff

Public Safety Attendant

The Seabrook Police Department operates 24 hours a day, seven days a week. The department responds to all calls for service. These calls are citizen initiated or self initiated by the officers.

2021 Seabrook Police Productivity Report

Category	January	February	March	April	May	June	July	August	September	October	November	December	Total
Calls for Service	861	768	1084	1113	1224	1384	1635	1643	1631	1458	1260	928	16590
Traffic Stops	225	152	357	431	502	560	831	901	920	811	597	292	6579
Traffic Violations	303	205	469	609	700	802	1102	1144	1233	1119	792	432	8910
Arrests	46	45	79	54	56	82	54	79	77	68	67	58	765
Criminal Charges	70	76	135	86	80	116	83	132	124	100	102	99	1203
Offense Reports	66	68	86	67	91	100	103	106	104	80	93	74	1038
Accident Calls	39	39	54	45	47	60	64	52	44	56	45	35	580
Crash Reports	20	17	29	14	17	32	34	18	23	30	30	21	285

Police Department Comparison

2020 vs. 2021

Police Activity	2019	2021	% Change
Calls for Service	14989	16590	+10
Traffic Stops	6579	2594	-60
Traffic Violations	8910	3606	-60
Arrests	765	589	-23
Criminal Charges	1203	585	-51
Offense Reports	1038	1148	+10
Accident Calls	580	499	-13
Crash Reports	285	232	-18

Seabrook Police 2021 TOP COPS

Traffic Violations:	Officer Taylor Stinson	531
Crash Reports:	Officer Adriel Sanchez	11
Offense Reports:	Officer Michael Dyer	83
Arrests:	Officer Adriel Sanchez	51
DWI Arrests:	Officer Adriel Sanchez	11

Police Department 2021 Moving Forward

Traffic Division & CVE

The police department understands the duty in making Seabrook a “safe and secure city”. The growth of the city and the numerous road projects requires constant attention.

A priority for the department continues to be traffic safety. The department has increased resources to keep traffic moving safely through the city. Proactive and reactive measures have increased in assisting with traffic safety. CVE officers and patrol officers work together and coordinate responses when needed. All traffic related issues are now coordinated through a single supervisor.

Sergeant Mike LaFosse
CVE & Traffic Division Supervisor



Police Department 2021 Promotions



Officer Larry Moore
Promoted to Patrol Sergeant

Sergeant Moore has been with the police department since 1993, during his tenure at the department he has been a patrolman, a field training officer and a detective. Sergeant Moore is also the 2020 Seabrook Rotary Club Officer of the Year.

Police Department 2021 Seabrook Awards



Officer Richard Gorom
Seabrook Rotary Officer of the Year



Officer Shannon Oubre
Seabrook Police Department Employee of the Year

Police Department Retirees



Officer Kenneth Mayes
31 years of Service



David Imbrie
32 Years of Service

Police Department 2021

New Staff Added



Braden Esquivel



Austin Minick



Diana Martinez

Police Department 2021 Community Engagement



Police Department 2021 Community Engagement



Police Department 2021 New Police Volunteer

Lisa Gregory

US Army Veteran
Resident of Seabrook 15 years
Mother of 2 sons at Bay Elementary
Previous ACO Volunteer

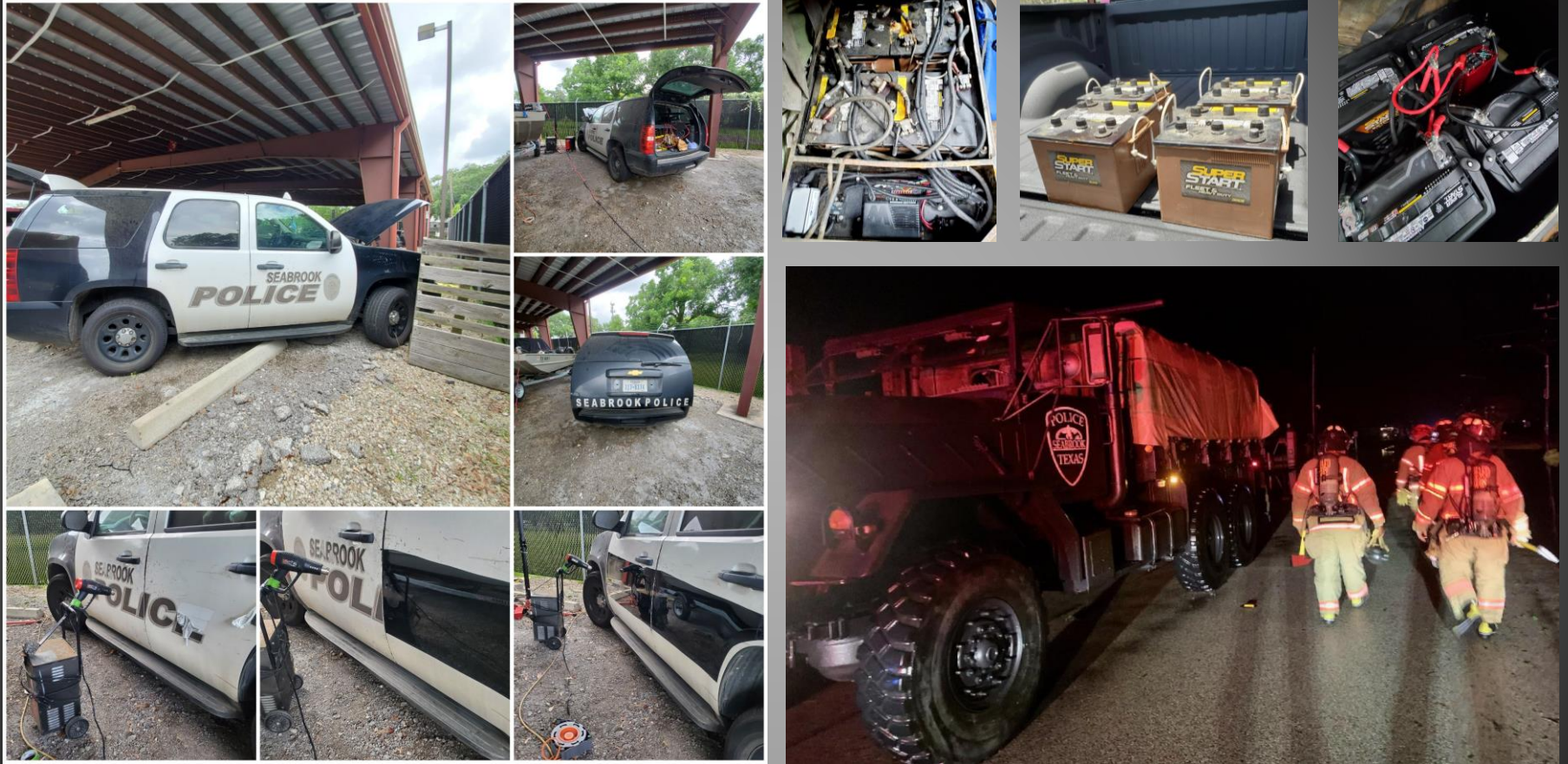
Volunteers for police department community events
Volunteers in motor pool, police vehicle maintenance
Volunteers in all areas of the PD, wherever she is
needed.



Police Department 2021 New Police Volunteer



Police Department 2021



Conclusion

A pandemic and social issues presented challenges to the policing profession. The Seabrook Police Department met the challenges and continued to serve.

On behalf of the men and women of the Seabrook Police Department, I want to thank you for your support. The Seabrook Police Department will continue to serve with:

Honor, Accountability & Integrity

Thank You

Sean A. Wright
Chief of Police

**Seabrook Economic Development Corporation
Semi Annual Report
February 15, 2022**



Seabrook EDC

Goals 2021-2022

- 1. Promote Seabrook branding, image enhancement, communication and key marketing initiatives.**
- 2. Focus on the development and promotion of Old Seabrook.**
- 3. Support initiatives that promote the redevelopment of the business corridor along SH146 and Red Bluff.**
- 4. Reviewing and potential expansion of incentives for overall business development incentive for local relocation and new development including district specific incentives.**
- 5. Provide guidance to the Seabrook City Council on economic development decisions and future land uses.**
- 6. EDC will make recommendations to the City's Capital Improvement Program (CIP) for capital projects such as streets, drainage and other infrastructure improvements that benefit business development.**

Business Development Incentives

Merlion Thai 2016	Reimbursement of city permitting fees	\$ 33,252	COMPLETED
	Reimbursement of EDC portion of sales tax	\$ 40,000	ACTIVE
		\$15,696 ---	Amt. Paid To Date
Mario's Pizza 2017	Building permit, grease trap, dumpster, & façade	\$ 59,767	COMPLETED
	Reimbursement of EDC portion of sales tax	\$ 50,000	ACTIVE
		\$16,389 ---	Amt. Paid To Date
Seabrook Marina 2017	Parking, floating dock and landscaping	\$127,370	ACTIVE
Americano Café 2019	Reimbursement for building structure	\$ 34,250	COMPLETED
	Reimbursement of EDC & City sales tax	\$ 34,250	ACTIVE
		\$1,179 ---	Amt. Paid To Date
Retail At Commons 2021	Reimbursement for building structures	\$ 64,163	ACTIVE

Business Development Incentives

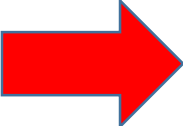
(continued)





PARTNERSHIPS WITH THE CITY



SH146 View Corridor	Partnership with city on funding a branding and identity plan and SH146 Amenity Enhancements	\$1,024,000 <i>Completed 8/25/2021</i>
Old Seabrook	Parking lot plus acquired property for commercial development	\$456,808 \$847,950 (total)
Water Tank Relocation	Payment of COs issued by city for water tank / plant relocation	\$2.5 million <i>(May 2018 - 2031)</i>
H-GAC Livable Centers Grant	Study for Old Seabrook area	Study completed 2021 Implementation to begin 2022
EDC Capital Improvement Plan	EDC Board reviewed the city's CIP and identified projects of interest for business development investments	

Streets

Starboard Road, Commercial Road, and SH146 aesthetic design upgrades

Water & Wastewater

Seabrook Shipyard, Commercial Road, and Starboard Road, and Lift Station #5 (Todville)

Facilities

Gateway and Directional Signage

Natural Gas

Seabrook Shipyard

Old Seabrook Livable Centers Study

Starting first phase of the project – focusing on Main Street design and construction costs

All items are developer / project driven

SEABROOK EDC INCENTIVE & PROJECT IMPACT ANALYSIS

FISCAL YEAR	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
			PROJECTED			
EDC Incentives (2)	\$39,325	\$64,394.20	\$69,273	\$69,702	\$77,334	\$64,006
Old Seabrook Project	\$0	\$0	\$200,000	\$0	\$0	\$0
SH146 Beautification Project	\$295,970	\$295,970	\$0	\$0	\$0	\$0
Water Tank Relo Bond (5)	\$195,577	\$195,577	\$197,275	\$193,867	\$195,459	\$196,945
Hard Costs (1)	\$425,705	\$446,990	\$469,340	\$405,394	\$430,465	\$435,576
TOTAL	\$956,577	\$1,002,931	\$935,888	\$668,963	\$703,258	\$696,527
Revenues (2) (4)	\$1,243,515	\$1,019,439.60	\$1,040,014.32	\$1,053,834.78	\$1,066,532.34	\$1,084,667.21
PROFIT / (LOSS)	\$286,938	\$16,508	\$104,127	\$384,872	363,274	388,140
FUND BALANCE (3)	\$2,542,342	\$2,558,850	\$2,662,977	\$3,047,848	\$3,411,122	\$3,799,263
Sales Tax Rebates (2)	\$28,259	\$8,620	\$20,850			

(1) Total expenses minus EDC Projects (5617) and EDC Incentives (5620).

(2) Sales Tax Rebates not factored into EDC Incentives and EDC Revenues. Does NOT include SEBRI.

(3) Cash In Bank plus TEXPOOL plus Unrestricted plus Emergency Reserve

(4) Projected revenues are based on five-year average

(5) Separated out of Hard Costs figures

Update: January 4, 2022

DIRECTOR'S ACCOMPLISHMENTS

- Old Seabrook Livable Center Study – completed! Implementation phase to begin this year.
- Presentations and meetings with 15 commercial and retail developers: Raintree Commercial, Frankel Development, Blue Ox Group, Zann Commercial, Transwestern, Colliers, and more
- Advertising campaign initiated for available commercial real estate. eBlast, social media campaigns and YouTube videos of sites.
- Municipality of the Year 2021 – RedNews Real Estate Annual Conference (Houston)
- Retail Live Tradeshow in Austin – The first big retail tradeshow to open up post pandemic restrictions. 60+ prospect meetings over two days!
- Continued media interviews regarding SH146 expansion and Seabrook development opportunities



CURRENT ACTIVE LEADS

INDUSTRY

Casual Dining	5
Clothing	2
Coffee	7
Fast Casual Dining	5
Healthcare	1
Quick Service Restaurants	21
Retail	3

LOCATION

SH146	36
Nasa Parkway	17
North Area	0
Old Seabrook	1
The Point	0
Repsdorph Circle	11



ECONOMIC DEVELOPMENT DEPT GOALS 2022

- BAHEP / EAHPR Meetings (6)
- Broker / Developer Meetings (12)
- Business Morning Brew (3)
- Business Spotlight Program (6)
- Community Development Institute (year 2)
- Drone Certification
- EDC News in Newsletter (5)
- Prospect Meetings (25)
- Real Estate Promotion (8)
- SBA Meeting (5)
- Semi Annual Report
- Staff Business Development Meeting (12)
- Tradeshows (2)



RETAIL STRATEGIES CONSULTING

We have entered our third and final year with this group in an effort to bring awareness and position our community in front of national site consultants and real estate managers for restaurants and retail shopping.

The foundation provided by Retail Strategies' efforts will help our efforts to stay connected with prospects and continue our work independently.



retailstrategies.com

City Contact Information



Paul M. Chavez
Economic Development Director
pchavez@seabrooktx.gov
1700 1st Street
Seabrook, TX 77586
281.291.5730 direct
832.547.5721 cell
www.seabrooktx.gov

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics (10 Minute Drive Time)



Population
51,245



Average Age
40.6



Household Income (Median)
\$92,888



Household Income (Average)
\$122,267



Number of Households
20,479



Growth Rate
2.82%

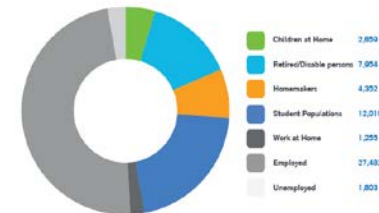
Peer Analysis

The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Humble, TX
Rosenville, AR
Ocala, TX
Burleson, TX
Gonzales, LA
Prairieville, LA
Rockwall, TX

Daytime Population 57,321 (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



Restaurants



Apparel



Grocery Stores

Business Activities 2021 to 2022

NEW AND EXPANDING

1. Bounce & Play
2. Duff's Barbershop
3. Fidelity Fuels Petroleum Products
4. Meat Haven BBQ
5. Mt. Zion Barbershop
6. Snap Fitness (expanded)
7. Texas Flex Fitness
8. Weigh Tech (expanded)

COMING SOON!

1. Sunrise Bakery
2. Domino's Pizza (relocating & expanding)
3. Retail at The Commons
4. Transwestern Warehouse Development



2020 – 2021 BUDGET / 2021-2022 projected



*Budget
Fiscal Year 2020-2021*

*Actuals
Fiscal Year 2020-2021*

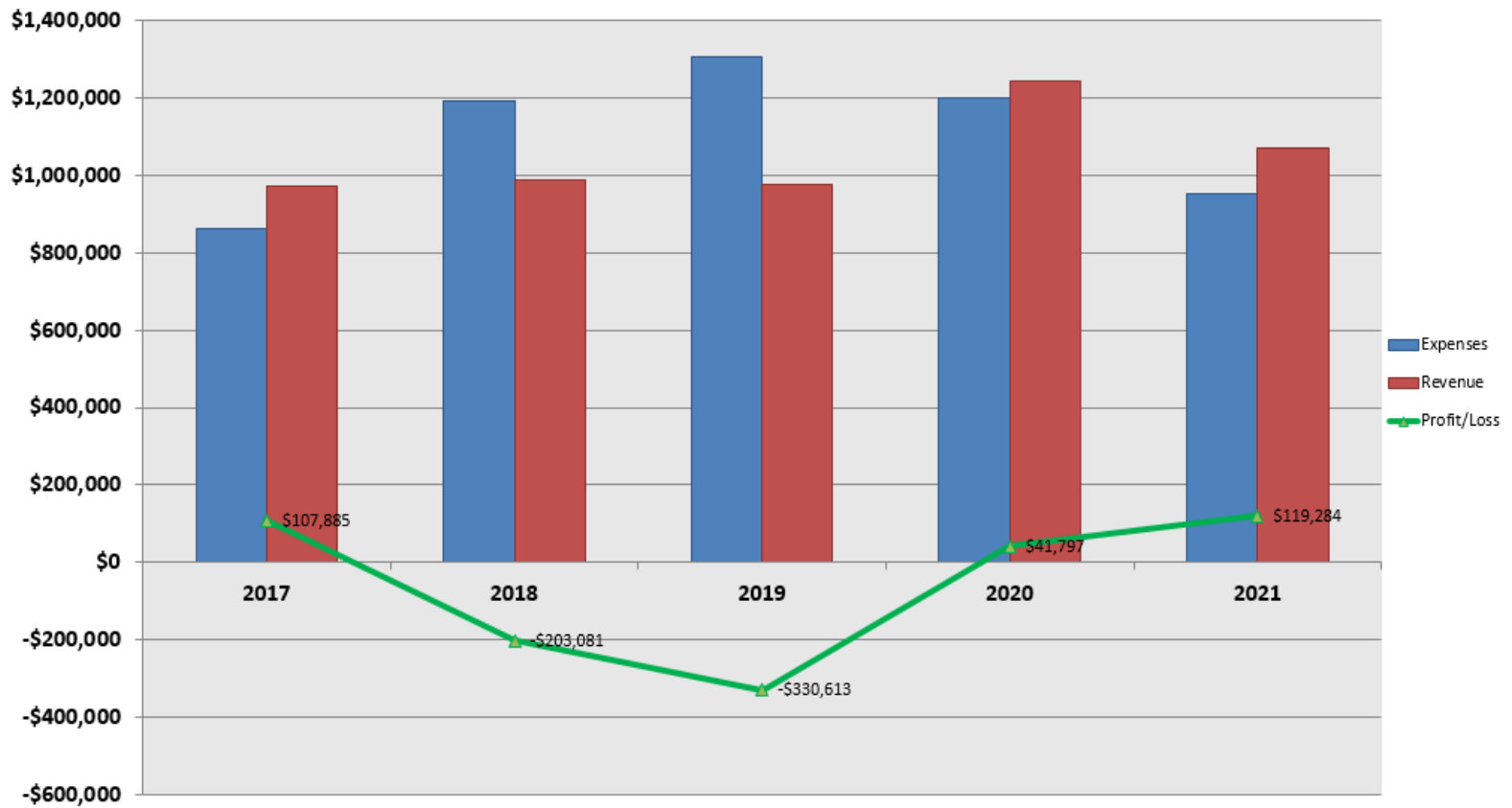
Expenses	\$1,569,032	\$953,230
Revenue	\$850,000	\$1,072,514
Total Profit / (Loss)	\$ (719,032)	\$ 119,284
Fund Balance	\$2,781,505	\$2,908,509

*Budget
Fiscal Year 2021-2022*

*Projected
Fiscal Year 2021-2022*

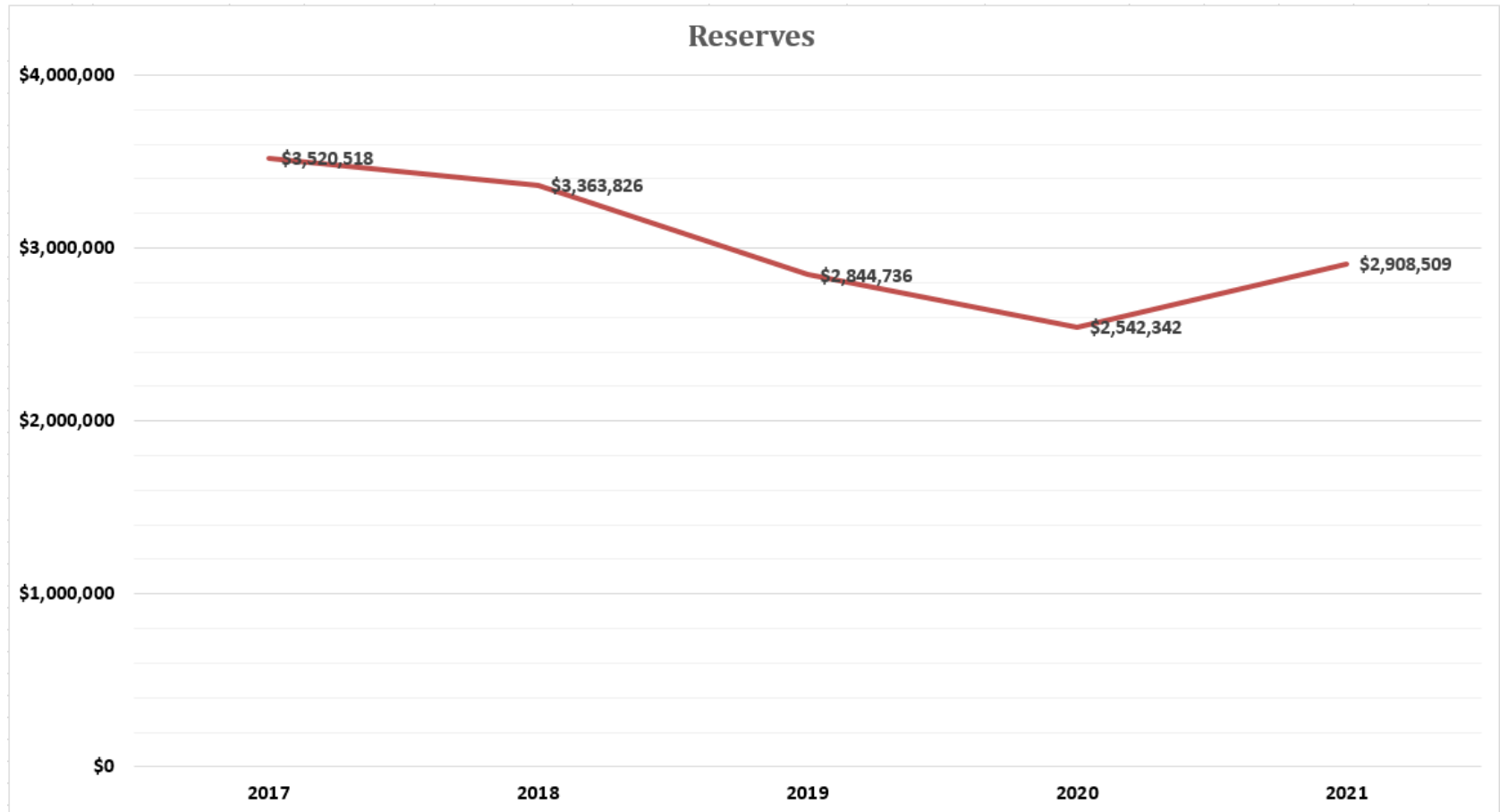
Expenses	\$1,262,723	\$968,717
Revenue	\$955,000	\$1,052,004
Total Profit / (Loss)	\$(307,723)	\$83,287
Fund Balance	\$2,887,477	\$2,978,442

Seabrook Economic Development Corporation Budget – 2017 - 2021



As of Sept. 30, 2021

Seabrook Economic Development Corporation Budget – 2017 - 2021



Fund Balance = Cash in bank plus TEXPOOL / Unrestricted Emergency Reserves

Upcoming EDC Meetings

- April 14
- May 12
- June 9





Date: March 31, 2022 ; 02:00 PM

[illegible]



City of Seabrook
Tabulation Report RFP #2022-03 - 2022 Red Bluff
Waterline Replacement Project

This bid does not have responses

Response Details Report Bid RFP #2022-03 - 2022 Red Bluff Waterline Replacement Project

Report Generated on : Mar 31, 2022 2:02:41 PM CDT

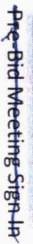
Bid: **RFP #2022-03 - 2022 Red Bluff
Waterline Replacement Project**

Start Date **Mar 8, 2022 3:40:55 PM CST**

Decrypted by: **Michael Gibbs (Mgibbs19)**

End Date **Mar 31, 2022 2:00:00 PM CDT**

Decryption date: **Mar 31, 2022 2:02:20 PM CDT**



Red Bluff Waterline Replacement Project

Date: March 31, 2:00 PM

[illegible]

Racial Profiling Report | Full

Agency Name: SEABROOK POLICE DEPT.

Reporting Date: 02/17/2022

TCOLE Agency Number: 201222

Chief Administrator: SEAN A. WRIGHT

Agency Contact Information:

Phone: (281) 291-5610

Email: swright@seabrooktx.gov

Mailing Address:

1400 COOK

SEABROOK, TX 77586

This Agency filed a full report

SEABROOK POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the SEABROOK POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the SEABROOK POLICE DEPT. if the individual believes that a peace officer employed by the SEABROOK POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the SEABROOK POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the SEABROOK POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The SEABROOK POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c),

Code of Criminal Procedure during the reporting period.

Executed by: sean wright
Chief of Police

Date: 02/17/2022

Total stops: 2325

Street address or approximate location of the stop

City street	1403
US highway	0
County road	253
State highway	501
Private property or other	168

Was race or ethnicity known prior to stop?

Yes	54
No	2271

Race / Ethnicity

Alaska Native / American Indian	16
Asian / Pacific Islander	60
Black	285
White	1616
Hispanic / Latino	348

Gender

Female	837
Alaska Native / American Indian	3
Asian / Pacific Islander	21
Black	93
White	623
Hispanic / Latino	97
Male	1488
Alaska Native / American Indian	13
Asian / Pacific Islander	39
Black	192
White	993
Hispanic / Latino	251

Reason for stop?

Violation of law	169
Alaska Native / American Indian	1
Asian / Pacific Islander	2
Black	28
White	114

Hispanic / Latino	24
Preexisting knowledge	67
Alaska Native / American Indian	2
Asian / Pacific Islander	0
Black	6
White	52
Hispanic / Latino	7
Moving traffic violation	1686
Alaska Native / American Indian	11
Asian / Pacific Islander	51
Black	192
White	1166
Hispanic / Latino	267
Vehicle traffic violation	403
Alaska Native / American Indian	3
Asian / Pacific Islander	7
Black	59
White	284
Hispanic / Latino	50
Was a search conducted?	
Yes	108
Alaska Native / American Indian	2
Asian / Pacific Islander	1
Black	14
White	80
Hispanic / Latino	11
No	2217
Alaska Native / American Indian	14
Asian / Pacific Islander	59
Black	271
White	1536
Hispanic / Latino	337
Reason for Search?	
Consent	10
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	1
White	7

Hispanic / Latino	1
Contraband	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	4
Hispanic / Latino	0
Probable	13
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	8
Hispanic / Latino	4
Inventory	10
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	7
Hispanic / Latino	1
Incident to arrest	70
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	9
White	54
Hispanic / Latino	5

Was Contraband discovered?

Yes 31

Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	6
White	21
Hispanic / Latino	3

No 77

Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	8
White	8
Hispanic / Latino	59

Did the finding result in arrest?

(total should equal previous column)

Yes	0	No	1
Yes	0	No	0
Yes	1	No	5
Yes	15	No	6
Yes	2	No	1

Description of contraband

Drugs	15
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	11
Hispanic / Latino	0
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	0
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	12
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	1
White	7
Hispanic / Latino	3

Result of the stop

Verbal warning	0
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Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	918
Alaska Native / American Indian	9
Asian / Pacific Islander	33
Black	126
White	644
Hispanic / Latino	106
Citation	1282
Alaska Native / American Indian	6
Asian / Pacific Islander	25
Black	140
White	881
Hispanic / Latino	230
Written warning and arrest	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	1
Citation and arrest	122
Alaska Native / American Indian	1
Asian / Pacific Islander	2
Black	18
White	90
Hispanic / Latino	11
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	100
Alaska Native / American Indian	1
Asian / Pacific Islander	1

Black	14
White	76
Hispanic / Latino	8
Violation of Traffic Law	19
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	4
White	11
Hispanic / Latino	3
Violation of City Ordinance	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Outstanding Warrant	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	1

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	2325
Alaska Native / American Indian	16
Asian / Pacific Islander	60
Black	285
White	1616
Hispanic / Latino	348

Number of complaints of racial profiling

Total	1
Resulted in disciplinary action	0
Did not result in disciplinary action	1

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

SEABROOK POLICE DEPT.

01. Total Traffic Stops:	2325	
02. Location of Stop:		
a. City Street	1403	60.34%
b. US Highway	0	0.00%
c. County Road	253	10.88%
d. State Highway	501	21.55%
e. Private Property or Other	168	7.23%
03. Was Race known prior to Stop:		
a. NO	2271	97.68%
b. YES	54	2.32%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	16	0.69%
b. Asian/ Pacific Islander	60	2.58%
c. Black	285	12.26%
d. White	1616	69.51%
e. Hispanic/ Latino	348	14.97%
05. Gender:		
a. Female	837	36.00%
i. Alaska/ Native American/ Indian	3	0.13%
ii. Asian/ Pacific Islander	21	0.90%
iii. Black	93	4.00%
iv. White	623	26.80%
v. Hispanic/ Latino	97	4.17%
b. Male	1488	64.00%
i. Alaska/ Native American/ Indian	13	0.56%
ii. Asian/ Pacific Islander	39	1.68%
iii. Black	192	8.26%
iv. White	993	42.71%
v. Hispanic/ Latino	251	10.80%
06. Reason for Stop:		
a. Violation of Law	169	7.27%
i. Alaska/ Native American/ Indian	1	0.59%
ii. Asian/ Pacific Islander	2	1.18%

Racial Profiling Analysis Report

iii. Black	28	16.57%
iv. White	114	67.46%
v. Hispanic/ Latino	24	14.20%
b. Pre-Existing Knowledge	67	2.88%
i. Alaska/ Native American/ Indian	2	2.99%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	6	8.96%
iv. White	52	77.61%
v. Hispanic/ Latino	7	10.45%

c. Moving Traffic Violation	1686	72.52%
i. Alaska/ Native American/ Indian	11	0.65%
ii. Asian/ Pacific Islander	51	3.02%
iii. Black	192	11.39%
iv. White	1166	69.16%
v. Hispanic/ Latino	267	15.84%

d. Vehicle Traffic Violation	403	17.33%
i. Alaska/ Native American/ Indian	3	0.74%
ii. Asian/ Pacific Islander	7	1.74%
iii. Black	59	14.64%
iv. White	284	70.47%
v. Hispanic/ Latino	50	12.41%

07. Was a Search Conducted:

a. NO	2217	95.35%
i. Alaska/ Native American/ Indian	14	0.63%
ii. Asian/ Pacific Islander	59	2.66%
iii. Black	271	12.22%
iv. White	1536	69.28%
v. Hispanic/ Latino	337	15.20%
b. YES	108	4.65%
i. Alaska/ Native American/ Indian	2	1.85%
ii. Asian/ Pacific Islander	1	0.93%
iii. Black	14	12.96%
iv. White	80	74.07%
v. Hispanic/ Latino	11	10.19%

08. Reason for Search:

a. Consent	10	0.43%
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Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	1	10.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	10.00%
iv. White	7	70.00%
v. Hispanic/ Latino	1	10.00%
b. Contraband in Plain View	5	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	4	80.00%
v. Hispanic/ Latino	0	0.00%
c. Probable Cause	13	0.56%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	1	7.69%
iv. White	8	61.54%
v. Hispanic/ Latino	4	30.77%
d. Inventory	10	0.43%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	20.00%
iv. White	7	70.00%
v. Hispanic/ Latino	1	10.00%
e. Incident to Arrest	70	3.01%
i. Alaska/ Native American/ Indian	1	1.43%
ii. Asian/ Pacific Islander	1	1.43%
iii. Black	9	12.86%
iv. White	54	77.14%
v. Hispanic/ Latino	5	7.14%

09. Was Contraband Discovered:

YES	31	1.33%
i. Alaska/ Native American/ Indian	1	3.23%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	6	19.35%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	1	
Finding resulted in arrest - NO	5	
iv. White	21	67.74%
Finding resulted in arrest - YES	15	
Finding resulted in arrest - NO	6	
v. Hispanic/ Latino	3	9.68%
Finding resulted in arrest - YES	2	
Finding resulted in arrest - NO	1	
b. NO	77	3.31%
i. Alaska/ Native American/ Indian	1	1.30%
i. Asian/ Pacific Islander	1	1.30%
iii. Black	8	10.39%
iv. White	8	10.39%
v. Hispanic/ Latino	59	76.62%
10. Description of Contraband:		
a. Drugs	15	0.65%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	26.67%
iv. White	11	73.33%
v. Hispanic/ Latino	0	0.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	3	0.13%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	2	66.67%

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	0.00%
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	12	0.52%
i. Alaska/ Native American/ Indian	1	8.33%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	1	8.33%
iv. White	7	58.33%
v. Hispanic/ Latino	3	25.00%
11. Result of Stop:		
a. Verbal Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Written Warning	918	39.48%
i. Alaska/ Native American/ Indian	9	0.98%
ii. Asian/ Pacific Islander	33	3.59%
iii. Black	126	13.73%
iv. White	644	70.15%
v. Hispanic/ Latino	106	11.55%
c. Citation	1282	55.14%
i. Alaska/ Native American/ Indian	6	0.47%
ii. Asian/ Pacific Islander	25	1.95%
iii. Black	140	10.92%
iv. White	881	68.72%
v. Hispanic/ Latino	230	17.94%
d. Written Warning and Arrest	3	0.13%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	1	33.33%
v. Hispanic/ Latino	1	33.33%

Racial Profiling Analysis Report

e. Citation and Arrest	122	5.25%
i. Alaska/ Native American/ Indian	1	0.82%
ii. Asian/ Pacific Islander	2	1.64%
iii. Black	18	14.75%
iv. White	90	73.77%
v. Hispanic/ Latino	11	9.02%
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
12. Arrest Based On:		
a. Violation of Penal Code	100	4.30%
i. Alaska/ Native American/ Indian	1	1.00%
ii. Asian/ Pacific Islander	1	1.00%
iii. Black	14	14.00%
iv. White	76	76.00%
v. Hispanic/ Latino	8	8.00%
b. Violation of Traffic Law	19	0.82%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	5.26%
iii. Black	4	21.05%
iv. White	11	57.89%
v. Hispanic/ Latino	3	15.79%
c. Violation of City Ordinance	1	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
d. Outstanding Warrant	5	0.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	3	60.00%
v. Hispanic/ Latino	1	20.00%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	2325	100.00%
i. Alaska/ Native American/ Indian	16	0.69%
ii. Asian/ Pacific Islander	60	2.58%
iii. Black	285	12.26%
iv. White	1616	69.51%
v. Hispanic/ Latino	348	14.97%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:

1

REPORT DATE COMPILED 02/17/2022