

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JUNE 18, 2013 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY JUNE 18, 2013 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TX 77586, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1.0 PRESENTATIONS

- 1.1 Present Certificates of Appreciation to Public Safety Members. (Council)
- 1.2 Present a proclamation to John Coggeshall. (Council)
- 1.3 Present the quarterly report of the Open Space & Trails Committee's Activities. (Burton)

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

- 2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

3.0 SPECIFIC PUBLIC HEARING(S)

** ATTACHMENT 1**

- 3.1 Request to change the zoning classification of land described below from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.) Proposed Ordinance No. 2013-09.

Applicant/Owner WMF Investments, Inc. 16865 Diana Lane, Suite 200, Houston, Texas 77058

Legal Description: 3300 Bayport Blvd. TR 21 E 1803.08 ft of Lots 19 & 20 & Adj. 93.13 ft of Lot 21, Ruggle's Subdivision. This property is located immediately east of Bayport Boulevard and immediately north of Seabrook Circle.

ATTACHMENT 2

- 3.2 Request to change the zoning classification of land described below from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.) Proposed Ordinance No. 2013-10.

Applicant/Owner: OSVillage, LLC, 2510 De Four Trace, Seabrook, TX 77586

Legal Description: Lots 1-7, Block 1, and Lots 1-7, Block 2, Baybrook Section 1. This property is located along the unimproved right-of-way, Auden Drive, which is located east of North Meyer, north of First Street, and south of Brookwood Court.

4.0 CONSENT AGENDA - Council will discuss, consider and if appropriate, take action on the items listed below.

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

- 4.1 Approve an excused absence for Thom Kolupski for the May 7, 2013 Council meeting. (Glaser)

ATTACHMENT 3

- 4.2 Approve the minutes of the June 4, 2013 regular city council meeting. (Glaser)

ATTACHMENT 4

- 4.3 Approve the April and May 2013 Community Development Reports. (Landis)

ATTACHMENT 5

- 4.4 Approve the Public Safety Report for May 2013. (Holomon)

ATTACHMENT 6

- 4.5 Approve second and final reading of proposed Resolution No. 2013-13, "Economic Incentives Agreement for the Asparagus Group, L.L.C." **State law requires two readings of this Resolution.** (EDC)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, MAKING FINDINGS AND APPROVING AGREEMENT BETWEEN CITY OF SEABROOK, SEABROOK ECONOMIC DEVELOPMENT

CORPORATION, AND ASPARAGUS GROUP, L.L.C. PROVIDING FOR ECONOMIC INCENTIVES IN THE NEIGHBORHOOD EMPOWERMENT ZONE DESIGNATED AS "THE NEIGHBORHOOD EMPOWERMENT ZONE #1" AS ESTABLISHED BY RESOLUTION 2013-09.

ATTACHMENT 7

- 4.6 Approve second and final reading of proposed Ord. No. 2013-08, "Standards for Planned Unit Developments." (P&Z/Landis)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

END OF CONSENT AGENDA

- 5.0 NEW BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

ATTACHMENT 8

- 5.1 Consider first reading of proposed Ordinance No. 2013-09, "Amendment to the Official Zoning Map to Rezone 16.27 acres of land from a portion of Ruggle's Subdivision from C-3 to R-3." (Applicant/P&Z)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDES FOR SEVERABILITY.

ATTACHMENT 9

- 5.2 Consider first reading of proposed Ordinance No. 2013-10, Amendment to the Official Zoning Map to Rezone Blocks 1 and 2 of Baybrook Subdivision, Section 1 from R-2 to OS. (Applicant/ P&Z)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES CONSISTING OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDES FOR SEVERABILITY.

ATTACHMENT 10

- 5.3 Approve a request from the Seabrook Association for a special events permit for a sidewalk/street sale with live music on Friday, July 19, 2013 from 1:30 p.m. to 9:00p.m. including a request to temporarily close 2nd Street from Hall to Todville during this time, request for temporary signs, request to waive the special events permit fee, all pending receipt of required proof of insurance. (Applicant)

- 5.4 Consider first reading of proposed Ordinance No. 2013-11, "Parking Provisions for Boat Launch." (Templin/Municipal Court)

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," TO UPDATE AND FURTHER CLARIFY SECTION 90-69 CURRENTLY ENTITLED, "DESIGNATION OF NO PARKING ZONES- BOAT LAUNCHING AND/OR PARKING;" BY ADDING NEW PROVISIONS AND REVISING TITLE TO "DESIGNATION OF PROHIBITED PARKING – BOAT LAUNCHING, OBSTRUCTION AND DESIGNATED PARKING FOR VEHICLES WITH BOAT TRAILERS;" PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE.

- 6.0 **ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take**

action on the items listed below.

ATTACHMENT 11

- 6.1 Consider approval of the Action Items Checklist which is attached and made a part of this agenda. (Council)

ATTACHMENT 12

- 6.2 Establish future meeting dates and agenda items. (Council)

7.0 EXECUTIVE SESSION

The City Council will now hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076. Security Devices; and Section 551.087, Economic Development.

Section 551.074

- 7.1 Conduct executive session under Section 551.074 Texas Government Code, allowing the Seabrook City Council to deliberate the appointment, employment, evaluation, reassignment and/or duties in relation to the Municipal Court Judge. (Webbon)

Section 551.072

- 7.2 Conduct a closed meeting as provide by Section 551.072 Texas Government Code to deliberate the sale, purchase or exchange of real property as deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. (Templin)

8.0 OPEN MEETING

Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session".

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, June 14, 2013 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Michele L. Glaser, TRMC
City Secretary



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: WMF Investments (Bill Date Submitted: 6/11/2013 10:38:14 AM)
Friedrichs)

Presenter: Sean Landis

Description/Subject:

A request to rezone 16.27 acres from a Tract of land being a 22.6755 acre Tract out of the Ritson Morris Survey, Abstract 52, being part of lots nineteen (19), twenty (20), and twenty-one (21) of the Ruggle's Subdivision from the current classification of C-3 (Commercial-Heavy) to R-3 (Residential-Medium Density). A Public Hearing was held at the Planning and Zoning Commission Meeting on May 16, 2013.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Applicant: WMF Investments (Bill Friedrichs)

Legal Description:

TR 21E 1803.08 ft of Lots 19& 20& adj.93.13 ft of Lot 21, Ruggles West, of Harris County, Texas.

The property lies east of SH 146, due north of Seabrook Circle and south of Bayview Drive.

Request: The applicant is requesting a zoning change from the current classification of C-3 (Commercial-Heavy) to R-3 (Residential-Medium Density).

Purpose/Need: Policy Issue

Background/Issue(What prompted this need):

Mr. Friedrichs request is to rezone the aforementioned property to R-3 (Residential-Medium Density) to allow for construction of approximately 228 unit apartment complex. The property being 22.6755 acres, the applicant wishes to rezone the eastern 16.27 acres R-3 leaving the remaining frontage 6.4055 acres C-3 (Commercial-Heavy) for possible future retail or medical development.

The zoning of the surrounding properties are as follows:

Northern Boundary C-2 (Medium-Commercial)

- Eastern Boundary R-1 (Single-Family Detached Residential)
- Southern Boundary C-3 (Commercial-Heavy)

R-2 (Single-Family Detached Small Lots)

- Western Boundary R-1 (Single-Family Detached Residential

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Attachments:

(Please list description of attachments and number of pages in each attachment)

P&Z 05-16-2013 Draft Minutes

Photos of the area to be rezoned.

Photo of zoning map

Objection Letter from Dr. Marcus Aquino

Ord. No. 2013-09

Fiscal Impact:	Budgeted	No	Finance	Officer
			Review:	
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

Specific Public Hearing(s)

Suggested Motion:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Agenda Language:

Request to change the zoning classification of land described below from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.) Proposed Ordinance No. 2013-09.

Applicant/Owner WMF Investments, Inc. 16865 Diana Lane, Suite 200, Houston, Texas 77058

Legal Description: 3300 Bayport Blvd. TR 21 E 1803.08 ft of Lots 19 & 20 & Adj. 93.13 ft of Lot 21, Ruggle's Subdivision. This property is located immediately east of Bayport Boulevard and immediately north of Seabrook Circle.

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

ORDINANCE NO. 2013-09
AMENDMENT TO THE OFFICIAL ZONING MAP
TO REZONE 16.27 ACRES FROM A PORTION OF RUGGLE'S SUBDIVISION
FROM C-3 (COMMERCIAL-HEAVY)
TO R-3 (RESIDENTIAL-MEDIUM DENSITY)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDES FOR SEVERABILITY.

WHEREAS, the applicant, William M. Friedrichs applied for a zoning change for 16.27 acres of land consisting of a portion from a Tract of land being a 22.6755 acre tract situated in Abstract 52 of the Ritson Morris Survey, being parts of lots Nineteen (19), Twenty (20), and Twenty-One (21) of the Ruggle's Subdivision, Harris County, Texas, located to the east of Bayport Boulevard and to the north of Seabrook Circle; and

WHEREAS, all public notices have been published, mailed and provided in accordance with statute and Appendix A of the City Code of Ordinances (Zoning Code); and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, public hearings on such request; and

WHEREAS, the Planning and Zoning Commission recommended this zoning change at its meeting of May 16, 2013, and has made its final report;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

Ordinance No. 2013-09

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SECTION 1. FINDINGS.

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

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning 16.27 acres of land consisting of a portion from a Tract of land being a 22.6755 acre tract situated in Abstract 52 of the Ritson Morris Survey, being parts of lots Nineteen (19), Twenty (20), and Twenty-One (21) of the Ruggle's Subdivision, Harris County, Texas, located along and east of Bayport Boulevard and to the north of Seabrook Circle from C-3 Commercial-Heavy District to R-3 Residential-Medium District.

The property to be rezoned is shown on the survey, identified as Exhibit A, the property location map, identified as Exhibit B, and the metes and bounds description (of the 22.6755 acre tract from which the 16.27 acre tract made the basis of this rezoning) being identified as Exhibit C, all of which said Exhibits which are incorporated herein by reference.

Upon passage of this Ordinance, the official zoning map of the City of Seabrook shall be amended to reflect this change.

SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 5. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the

Ordinance No. 2013-09

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City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 18th day of June, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 2nd day of July, 2013.

By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

The Seabrook Planning and Zoning Commission met on Thursday, May 16, 2013 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

MICHAEL POTTS	CHAIRMAN
BUDDY HAMMANN (Excused Absence)	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARING

2.1 Request to change the zoning classification of land described below from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Sean Landis stated that the owner, OSVillage, LLC is requesting that its property on N. Meyer be rezoned from R-2 to OS in compliance with the spirit and intent of the 2030 Comprehensive Plan and current zoning regulations. He stated that OSVillage is the owner and developer of an assemblage of contiguous properties totaling approximately 14 acres on N. Meyer in Old Seabrook. Approximately 9.5 acres of the property is currently zoned OS with the remainder of approximately 4.5 acres currently zoned R-2. The properties were purchased together and OSVillage intends to develop the property as a single community named "Old Seabrook Village". Rezoning of the 4.5 acres would simply extend the existing OS zoned area of Seabrook by several acres.

Mr. Landis stated that OSVillage believes that highest and best use of the property aligns with the Old Seabrook zoning described in the zoning code as: *"the district (OS) is designed to enhance the special characteristics of Seabrook, the small town character, its waterfront and to create a unique place"*. These permitted uses in OS zoning promote the "mixed use" nature of Seabrook, including the concurrent use of properties as "live-work", bringing together new residents and new business services for the benefit of all Seabrook residents. This combination of residential/business uses is promoted in OS but prohibited in R-2, thus the need to rezone to OS. He stated that in the spirit of a "village concept", OSVillage envisions Old Seabrook Village as the embodiment of the intent of the Old Seabrook zoning, creating a consolidated community to live, work and enjoy the pedestrian friendly, waterfront nature of our property. The business uses generate sales tax revenue, while the new residents will support both the existing and new businesses. Both are necessary components for a sustainable Old Seabrook Village and are the core of their development plan.

Mark Caldwell, De Four Trace, Seabrook, Texas, stated that the most significant difference between the OS and R-2 zones is that the OS zone has a 0 ft. front-yard setback and the R-2 zone has a 25 ft. front-yard setback. He stated that the type of development that they are considering doing there would

involve pulling the product to the street, especially considering the new base flood elevation putting them up to 17 ft. By pulling the houses toward the street and doing narrower lots, makes for more of a village type concept. It gives you more of a unique soft street scene. Mr. Caldwell stated that the garages would be under the homes with access from a rear alley. He stated that from the front it would look like a two-story house, but from the back it would look like a three story house. He stated that it was an efficient way to offer an affordable product that offers a real unique old time look.

Mr. Caldwell stated that another significant difference between the two zones is in the uses. The live/work concept is not allowed in R-2, but is allowed in the OS zone. He stated that there is a unique opportunity to do the mixed use throughout the community. Mr. Caldwell stated that what the concept indicates is that they would create off-street parking on their property and have businesses along the front of Meyer. He stated that they planned to have a significant amount of open space to make maximum use of the water-front.

Mike DeHart asked if the businesses would be accessed through the main entrance to the development and have parking in front.

Mr. Caldwell stated yes. He stated that they want to have a pedestrian friendly, really nice streetscape along the development and hope that it continues on toward Second Street and ultimately to Hwy. 146.

Mike DeHart asked if they would have enough parking for commercial.

Mr. Caldwell stated that it was a requirement that they would have to meet.

2.2 Request to change the zoning classification of land described below from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Sean Landis stated that Mr. Friedrichs request is to rezone the property to R-3 (Residential-Medium Density) to allow for construction of a 228 unit apartment complex. The property being 22.6755 acres, the applicant wishes to rezone the eastern 16.27 acres R-3 leaving the remaining frontage 6.4055 acres C-3 (Commercial-Heavy) for possible future retail or medical development.

The zoning of the surrounding properties are as follows:

- Northern Boundary C-2 (Medium-Commercial)
- Eastern Boundary R-1 (Single-Family Detached Residential)
- Southern Boundary C-3 (Commercial-Heavy)
- Western Boundary R-2 (Single-Family Detached Small Lots)
- Western Boundary R-1 (Single-Family Detached Residential)

Bill Friedrichs, WMF Investments, Kirby Drive, Taylor Lake Village, Texas, stated that he bought the property in 2007. He stated that he has tried various ways to develop it. Mr. Friedrichs stated that large retail and restaurants were not interested due to the Hwy. 146 expansion and not enough roof-tops. He stated that at the end of 2008 they did a market study which showed that the best use of the property was apartments. He stated that late 2012, after the announcement of the cruise lines coming to the area, he was contacted by Cornerbrook Development which develops high-end, luxury apartments. Mr. Friedrichs presented several site-plans showing different scenarios of development of commercial in the front and apartments in the back of the property. He stated that this complex would increase the property taxes and the average family would spend around a \$1,000 on food and gas.

Rosebud Caradec stated that the last site plan did not show the city street. She stated that the City has already proposed a street from Red Bluff and the other site plans showed it.

Mr. Friedrichs stated that he has been working with City Staff, who are working with the county, but at this time there are no funds.

Ms. Caradec asked if the City was still planning to help with that street at some point.

Mr. Landis stated yes, it was still in the plan. He stated that would have to be addressed in the site plan process.

Mr. Friedrichs stated that the detention pond was one of the factors in the site plans. He stated that he has given letters of intent for the three lots in the R-2 zone, south of the back portion of the property. He stated that they would like to move the detention pond there because no matter which side of the corner of the property they will have to run 1800 feet of pipe out to Hwy. 146 to offset the detention pond. Mr. Friedrichs stated that is why they have different versions of the site plan, because they are waiting to see if the county was going to get involved and are they going to put the road in, if not, then they will move the site plan around accordingly.

Mr. DeHart asked it would be a county road or a city road.

Mr. Landis stated that it could be either one.

Mr. DeHart asked if the road would go from Hwy. 146 to Red Bluff.

Mr. Landis stated yes. He stated that the development of the road and the site plan approval would be another process.

John Packer, Acadiana, Seabrook, Texas, stated that he owned the Subway Sandwich Shop on Hwy. 146 and Red Bluff. He stated that he supported the rezoning request. Mr. Packer stated that Seabrook needed more residential areas to support the local restaurants and retail stores in the area. He stated that he thought that it would be a very positive thing to have this many bodies to draw off of.

Gary Douglas, Seabrook Circle, Seabrook, Texas, stated that he had a petition of seven local business owners that are adjacent to or within walking distance from the referenced property and would be affected by this change. He stated that they felt the rezoning request should not be allowed. Mr. Douglas stated that several years ago, he and the other business owners in the area supported Mr. Friedrichs in his rezoning request to change the same property from residential to commercial for future development and enhancement of the business community and for their own businesses. He stated that the business owner's and/or their respective representatives feel that the long-term effect of a multi-family dwelling within walking distance of their businesses, would not only deteriorate but also undermine the reason they chose to invest their hard earned money in the locations that they have in Seabrook.

Mr. Douglas stated that multi-family structures many times lose their appeal and their value as they are turned over several times by investors and as each new generation of tenants move in. Due to this, ultimately the properties are not kept up properly and therefore increasing crime in the surrounding area. He stated that with the expansion of Hwy. 146, Seabrook needed the commercial property.

Paul Merryman, Seabrook Circle, Seabrook, Texas, stated that he was part of the petition opposing the rezoning request. He stated that he bought and then built on Seabrook Circle with the idea that there would be future development. He stated that he was very much in favor when Mr. Friedrichs requested the zone change from residential to commercial. Mr. Merryman stated that Seabrook did not have very many places for commercial development.

Mr. Friedrichs stated that he appreciated the other business owners supporting him when he originally requested to change the property from residential to commercial. In the last few years he has spent a lot of time trying to make it commercial. He stated that he would rather go commercial, but with the Hwy. 146 expansion, he could not interest any of the big commercial developers to build on the property.

Mr. DeHart asked with the traffic going south on Hwy. 146, if there was going to be any problem getting into the project whether it was commercial or residential.

Mr. Friedrichs stated that the latest TxDot map shows that he does not lose any property.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:54.

3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Discussion, consideration and possible action concerning the request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Boliver Lewis stated that this was consistent with what everyone wanted to see in Old Seabrook.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Motion was made by Mike DeHart and seconded by Bolivar Lewis

To approve the request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Rosebud Caradec stated that her only concern was that she would rather see more commercial and a little less R-3.

Dodie Miller stated that he has seen similar apartments as the one proposed. They are beautiful, gated apartments. He stated that it would be good tax revenue as long as it was kept in good condition.

Mike DeHart stated that he did not have a problem with it. He stated that the property has sit vacant for years and he would be glad to see some development coming in. He stated that he thought it was very important that Seabrook has the road access.

Ayes: Caradec, DeHart, Lewis, and Miller

Nays: Sharpe

Abstained: Potts

MOTION CARRIES BY MAJORITY VOTE.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the April 18, 2013 meeting.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approved the minutes from the April 18, 2013 meeting as written.

Ayes: Caradec, DeHart, Miller, Potts, and Sharpe

Nays: None

Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

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

Sean Landis gave a brief report.

5.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

Chairman Potts stated that the next meeting will be on June 20, 2013 and the following will be discussed:

- Sign Ordinance
- PUD Ordinance
- Area Planning

Motion was made by Michael Sharpe and seconded by Dodie Miller

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:07 p.m.

257 APPROVED THIS 20th DAY OF JUNE, 2013.

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Michael Potts, Chairman

Alesia Hammock, Secretary

DRAFT

Planning & Zoning Commission OFFICIAL REPORT

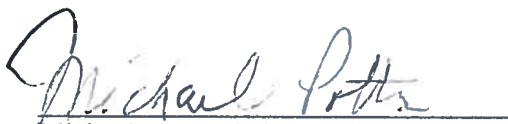
The Planning and Zoning Commission of the City of Seabrook met on May 16, 2013 to hold a meeting to consider:

Request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential - Medium Density.)

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

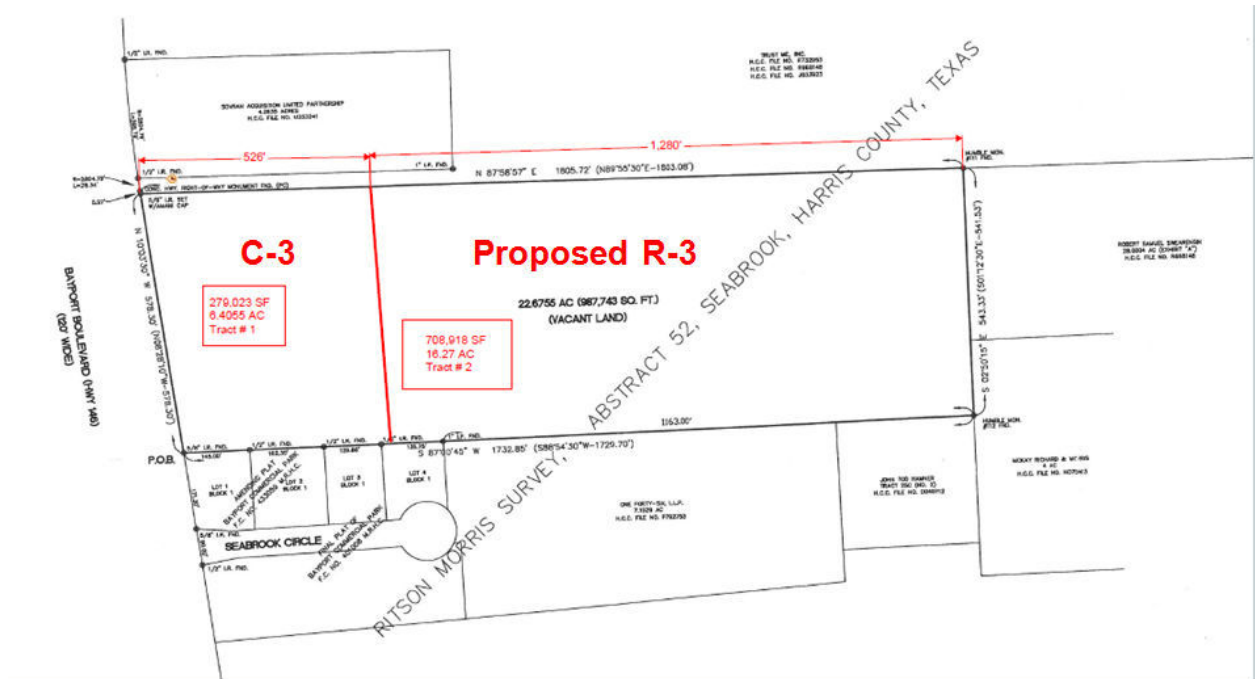
APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on May 16, 2013, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

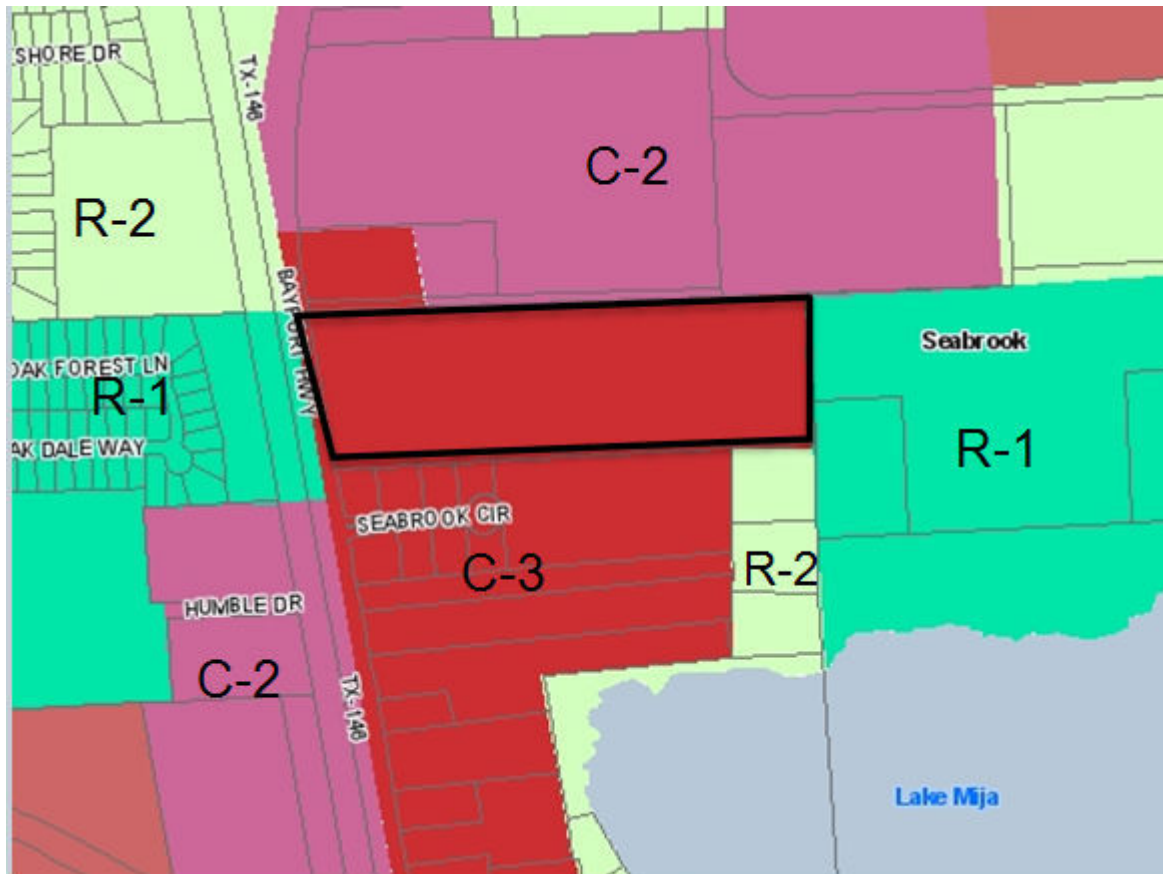
<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Rosebud Caradec	☒				
Mike DeHart	☒				
Buddy Hammann				☒	
Bolivar Lewis	☒				
Dodie Miller	☒				
Michael Potts			☒		
Michael Sharpe		☒			


Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock
Secretary





ColoProctology Associates, P.A.

Marcus Michael Aquino

MD, FACS, FRCS, FASCRS

Colon/Rectal Surgeon



2110 Seabrook Circle,

Seabrook, TX 77586

(281) 474-7171

FAX 474-7177

ColoProc@gmail.com

www.ColoProctologyAssociates.com

Tuesday, May 28, 2013

Seabrook Planning and Zoning Commission,
Seabrook, TX 77586

Re: Request to change the zoning classification of land on 3300 Bayport Blvd., TR 21E

Dear Sir/Madam:

I own and operate a surgical practice at the above address.

I have received your memo regarding the above change in zoning classification from C-3 to R-3.

I would like to put it on record that I would have the strongest objection to this change in zoning as it would seriously affect my surgical practice in day to day security and future sale value.

Sincerely,

Marcus M. Aquino, MD

Attn:

City Secretary

Sean Landis, City Planning



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: Mark Caldwell

Date Submitted: 6/11/2013 10:22:45 AM

Presenter: Sean Landis

Description/Subject:

A request to rezone 4.39 acres of Lots One (1) – Seven (7), Inclusive, Block One (1) and Lots One (1) – Seven (7), Inclusive, Block Two (2) of the Baybrook Subdivision, Section 1, a Subdivision in Harris County, Texas from the current classification of R-2 (Single-Family Detached Residential District-Small Lots) to OS (Old Seabrook). A Public Hearing was held at the Planning and Zoning Commission Meeting on May 16, 2013.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Applicant: OS Village, LLC (Mark Caldwell)

Legal Description:

Lots One (1) – Seven (7), Inclusive, Block One (1) and Lots One (1) – Seven (7), Inclusive, Block Two (2) of the Baybrook Subdivision, Section 1, a Subdivision in Harris County, Texas.

The property lies east of North Meyer, north of First Street and south of Brookwood Court.

Request: The applicant is requesting a zoning change from the current classification of R-2 (Single-Family Detached Residential District-Small Lots) to OS (Old Seabrook).

Purpose/Need: Policy Issue

Background/Issue(What prompted this need):

OS Village, LLC (owner) is requesting that its property on N. Meyer be rezoned from R-2 to OS in compliance with the spirit and intent of the 2030 Comprehensive Plan and current zoning regulations.

OSVillage is the owner and developer of an assemblage of contiguous properties totaling approximately 14 acres on N. Meyer in Old Seabrook. Approximately 9.5 acres of the property is currently zoned OS with the remainder of approximately 4.5 acres currently zoned R-2. The properties were purchased together and OSVillage intends to develop the property as a single community named “Old Seabrook Village”. Rezoning of the 4.5 acres would simply extend the existing OS zoned area of Seabrook by several acres.

OSVillage believes that highest and best use of the property aligns with the Old Seabrook zoning described in the zoning code as: *“the district (OS) is designed to enhance the special characteristics of Seabrook, the small town character, its waterfront and to create a unique place”*. These permitted uses in OS zoning promote the “mixed use” nature of Seabrook, including the concurrent use of properties as “live-work”, bringing together new residents and new business services for the benefit of all Seabrook residents. This combination of residential/business uses is promoted in OS but prohibited in R-2, thus the need to rezone to OS.

In the spirit of a “village concept”, OSVillage envisions Old Seabrook Village as the embodiment of the intent of the Old Seabrook zoning, creating a consolidated community to live, work and enjoy the pedestrian friendly, waterfront nature of our property. The business uses generate sales tax revenue, while the new residents will support both the existing and new businesses. Both are necessary components for a sustainable Old Seabrook Village and are the core of their development plan.

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Impacted Parties(Expected/Notified):**Miscellaneous Comments:**

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Attachments:

(Please list description of attachments and number of pages in each attachment)

P&Z 05-16-2013 Draft Minutes

P&Z 05-16-2013 Official Report

Photo of zoning map
oRD. No. 2013-10

Fiscal Impact:	Budgeted	No	Finance Review:	Officer
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

Specific Public Hearing(s)

Suggested Motion:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Agenda Language:

Request to change the zoning classification of land described below from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.) Proposed Ordinance No. 2013-10.

Applicant/Owner: OSVillage, LLC, 2510 De Four Trace, Seabrook, TX 77586

Legal Description: Lots 1-7, Block 1, and Lots 1-7, Block 2, Baybrook Section 1. This property is located along the unimproved right-of-way, Auden Drive, which is located east of North Meyer, north of First Street, and south of Brookwood Court.

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

ORDINANCE NO. 2013-10
AMENDMENT TO THE OFFICIAL ZONING MAP TO
REZONE BLOCKS 1 AND 2 OF BAYBROOK SUBDIVISION, SECTION 1,
FROM R-2 TO OS

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES CONSISTING OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDES FOR SEVERABILITY.

WHEREAS, the applicant, OS Village, LLC has applied for a zoning change for 4.39 acres consisting of Lots One (1) – Seven (7), inclusive, Block One (1) and Lots One (1) – Seven (7), inclusive, Block Two (2) of the Baybrook Subdivision, Section One (1), a Subdivision in Harris County, Texas located east of North Meyer, north of First Street and south of Brookwood Court; and

WHEREAS, all public notices have been published and mailed in accordance with state and city laws and whereas all required public hearings have been held; and

WHEREAS, the Planning and Zoning Commission recommended this zoning change at its meeting of May 16, 2013, and has made its final report;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS.

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

Ordinance No. 2013-10

Page 2

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning 4.39 acres consisting of Lots One (1) – Seven (7), inclusive, Block One (1) and Lots One (1) – Seven (7), inclusive, Block Two (2) of the Baybrook Subdivision, Section One (1), a Subdivision in Harris County, Texas located east of North Meyer, north of First Street and south of Brookwood Court from R-2 Single-Family Detached Residential District-Small Lots to OS Old Seabrook District.

The property to be rezoned is shown on the property map identified as Exhibit A which is made a part of this Ordinance.

Upon passage of this Ordinance, the official zoning map of the City of Seabrook shall be amended to reflect this change.

SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 5. SEVERABILITY.

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

Ordinance No. 2013-10

Page 3

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 18th day of June, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 2nd day of July, 2013.

By: _____
Glenn Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

The Seabrook Planning and Zoning Commission met on Thursday, May 16, 2013 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

MICHAEL POTTS	CHAIRMAN
BUDDY HAMMANN (Excused Absence)	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARING

2.1 Request to change the zoning classification of land described below from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Sean Landis stated that the owner, OSVillage, LLC is requesting that its property on N. Meyer be rezoned from R-2 to OS in compliance with the spirit and intent of the 2030 Comprehensive Plan and current zoning regulations. He stated that OSVillage is the owner and developer of an assemblage of contiguous properties totaling approximately 14 acres on N. Meyer in Old Seabrook. Approximately 9.5 acres of the property is currently zoned OS with the remainder of approximately 4.5 acres currently zoned R-2. The properties were purchased together and OSVillage intends to develop the property as a single community named "Old Seabrook Village". Rezoning of the 4.5 acres would simply extend the existing OS zoned area of Seabrook by several acres.

Mr. Landis stated that OSVillage believes that highest and best use of the property aligns with the Old Seabrook zoning described in the zoning code as: *"the district (OS) is designed to enhance the special characteristics of Seabrook, the small town character, its waterfront and to create a unique place"*. These permitted uses in OS zoning promote the "mixed use" nature of Seabrook, including the concurrent use of properties as "live-work", bringing together new residents and new business services for the benefit of all Seabrook residents. This combination of residential/business uses is promoted in OS but prohibited in R-2, thus the need to rezone to OS. He stated that in the spirit of a "village concept", OSVillage envisions Old Seabrook Village as the embodiment of the intent of the Old Seabrook zoning, creating a consolidated community to live, work and enjoy the pedestrian friendly, waterfront nature of our property. The business uses generate sales tax revenue, while the new residents will support both the existing and new businesses. Both are necessary components for a sustainable Old Seabrook Village and are the core of their development plan.

Mark Caldwell, De Four Trace, Seabrook, Texas, stated that the most significant difference between the OS and R-2 zones is that the OS zone has a 0 ft. front-yard setback and the R-2 zone has a 25 ft. front-yard setback. He stated that the type of development that they are considering doing there would

involve pulling the product to the street, especially considering the new base flood elevation putting them up to 17 ft. By pulling the houses toward the street and doing narrower lots, makes for more of a village type concept. It gives you more of a unique soft street scene. Mr. Caldwell stated that the garages would be under the homes with access from a rear alley. He stated that from the front it would look like a two-story house, but from the back it would look like a three story house. He stated that it was an efficient way to offer an affordable product that offers a real unique old time look.

Mr. Caldwell stated that another significant difference between the two zones is in the uses. The live/work concept is not allowed in R-2, but is allowed in the OS zone. He stated that there is a unique opportunity to do the mixed use throughout the community. Mr. Caldwell stated that what the concept indicates is that they would create off-street parking on their property and have businesses along the front of Meyer. He stated that they planned to have a significant amount of open space to make maximum use of the water-front.

Mike DeHart asked if the businesses would be accessed through the main entrance to the development and have parking in front.

Mr. Caldwell stated yes. He stated that they want to have a pedestrian friendly, really nice streetscape along the development and hope that it continues on toward Second Street and ultimately to Hwy. 146.

Mike DeHart asked if they would have enough parking for commercial.

Mr. Caldwell stated that it was a requirement that they would have to meet.

2.2 Request to change the zoning classification of land described below from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Sean Landis stated that Mr. Friedrichs request is to rezone the property to R-3 (Residential-Medium Density) to allow for construction of a 228 unit apartment complex. The property being 22.6755 acres, the applicant wishes to rezone the eastern 16.27 acres R-3 leaving the remaining frontage 6.4055 acres C-3 (Commercial-Heavy) for possible future retail or medical development.

The zoning of the surrounding properties are as follows:

- Northern Boundary C-2 (Medium-Commercial)
- Eastern Boundary R-1 (Single-Family Detached Residential)
- Southern Boundary C-3 (Commercial-Heavy)
- Western Boundary R-2 (Single-Family Detached Small Lots)
- Western Boundary R-1 (Single-Family Detached Residential)

Bill Friedrichs, WMF Investments, Kirby Drive, Taylor Lake Village, Texas, stated that he bought the property in 2007. He stated that he has tried various ways to develop it. Mr. Friedrichs stated that large retail and restaurants were not interested due to the Hwy. 146 expansion and not enough roof-tops. He stated that at the end of 2008 they did a market study which showed that the best use of the property was apartments. He stated that late 2012, after the announcement of the cruise lines coming to the area, he was contacted by Cornerbrook Development which develops high-end, luxury apartments. Mr. Friedrichs presented several site-plans showing different scenarios of development of commercial in the front and apartments in the back of the property. He stated that this complex would increase the property taxes and the average family would spend around a \$1,000 on food and gas.

Rosebud Caradec stated that the last site plan did not show the city street. She stated that the City has already proposed a street from Red Bluff and the other site plans showed it.

Mr. Friedrichs stated that he has been working with City Staff, who are working with the county, but at this time there are no funds.

Ms. Caradec asked if the City was still planning to help with that street at some point.

Mr. Landis stated yes, it was still in the plan. He stated that would have to be addressed in the site plan process.

Mr. Friedrichs stated that the detention pond was one of the factors in the site plans. He stated that he has given letters of intent for the three lots in the R-2 zone, south of the back portion of the property. He stated that they would like to move the detention pond there because no matter which side of the corner of the property they will have to run 1800 feet of pipe out to Hwy. 146 to offset the detention pond. Mr. Friedrichs stated that is why they have different versions of the site plan, because they are waiting to see if the county was going to get involved and are they going to put the road in, if not, then they will move the site plan around accordingly.

Mr. DeHart asked it would be a county road or a city road.

Mr. Landis stated that it could be either one.

Mr. DeHart asked if the road would go from Hwy. 146 to Red Bluff.

Mr. Landis stated yes. He stated that the development of the road and the site plan approval would be another process.

John Packer, Acadiana, Seabrook, Texas, stated that he owned the Subway Sandwich Shop on Hwy. 146 and Red Bluff. He stated that he supported the rezoning request. Mr. Packer stated that Seabrook needed more residential areas to support the local restaurants and retail stores in the area. He stated that he thought that it would be a very positive thing to have this many bodies to draw off of.

Gary Douglas, Seabrook Circle, Seabrook, Texas, stated that he had a petition of seven local business owners that are adjacent to or within walking distance from the referenced property and would be affected by this change. He stated that they felt the rezoning request should not be allowed. Mr. Douglas stated that several years ago, he and the other business owners in the area supported Mr. Friedrichs in his rezoning request to change the same property from residential to commercial for future development and enhancement of the business community and for their own businesses. He stated that the business owner's and/or their respective representatives feel that the long-term effect of a multi-family dwelling within walking distance of their businesses, would not only deteriorate but also undermine the reason they chose to invest their hard earned money in the locations that they have in Seabrook.

Mr. Douglas stated that multi-family structures many times lose their appeal and their value as they are turned over several times by investors and as each new generation of tenants move in. Due to this, ultimately the properties are not kept up properly and therefore increasing crime in the surrounding area. He stated that with the expansion of Hwy. 146, Seabrook needed the commercial property.

Paul Merryman, Seabrook Circle, Seabrook, Texas, stated that he was part of the petition opposing the rezoning request. He stated that he bought and then built on Seabrook Circle with the idea that there would be future development. He stated that he was very much in favor when Mr. Friedrichs requested the zone change from residential to commercial. Mr. Merryman stated that Seabrook did not have very many places for commercial development.

Mr. Friedrichs stated that he appreciated the other business owners supporting him when he originally requested to change the property from residential to commercial. In the last few years he has spent a lot of time trying to make it commercial. He stated that he would rather go commercial, but with the Hwy. 146 expansion, he could not interest any of the big commercial developers to build on the property.

Mr. DeHart asked with the traffic going south on Hwy. 146, if there was going to be any problem getting into the project whether it was commercial or residential.

Mr. Friedrichs stated that the latest TxDot map shows that he does not lose any property.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:54.

3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Discussion, consideration and possible action concerning the request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

Boliver Lewis stated that this was consistent with what everyone wanted to see in Old Seabrook.

MOTION CARRIES BY UNANIMOUS CONSENT.

3.2 Discussion, consideration and possible action concerning the request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Motion was made by Mike DeHart and seconded by Bolivar Lewis

To approve the request to change the zoning classification of land from the current classification of C-3 (Commercial - Heavy) to R-3 (Residential – Medium Density.)

Rosebud Caradec stated that her only concern was that she would rather see more commercial and a little less R-3.

Dodie Miller stated that he has seen similar apartments as the one proposed. They are beautiful, gated apartments. He stated that it would be good tax revenue as long as it was kept in good condition.

Mike DeHart stated that he did not have a problem with it. He stated that the property has sit vacant for years and he would be glad to see some development coming in. He stated that he thought it was very important that Seabrook has the road access.

Ayes: Caradec, DeHart, Lewis, and Miller

Nays: Sharpe

Abstained: Potts

MOTION CARRIES BY MAJORITY VOTE.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the April 18, 2013 meeting.

Motion was made by Rosebud Caradec and seconded by Dodie Miller

To approved the minutes from the April 18, 2013 meeting as written.

Ayes: Caradec, DeHart, Miller, Potts, and Sharpe

Nays: None

Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

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

Sean Landis gave a brief report.

5.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

Chairman Potts stated that the next meeting will be on June 20, 2013 and the following will be discussed:

- Sign Ordinance
- PUD Ordinance
- Area Planning

Motion was made by Michael Sharpe and seconded by Dodie Miller

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:07 p.m.

257 APPROVED THIS 20th DAY OF JUNE, 2013.

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Michael Potts, Chairman

Alesia Hammock, Secretary

DRAFT

Planning & Zoning Commission OFFICIAL REPORT

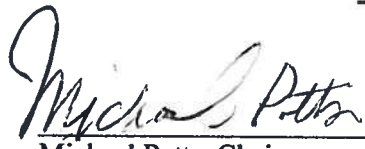
The Planning and Zoning Commission of the City of Seabrook met on May 16, 2013 to hold a meeting to consider:

Request to change the zoning classification of land from the current classification of R-2 (Single-family detached residential district-small lots) to OS (Old Seabrook.)

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on May 16, 2013, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Rosebud Caradec	☒				<i>RC</i>
Mike DeHart	☒				<i>MD</i>
Buddy Hammann				☒	
Bolivar Lewis	☒				<i>BL</i>
Dodie Miller	☒				<i>DM</i>
Michael Potts	☒				<i>MP</i>
Michael Sharpe	☒				<i>MS</i>

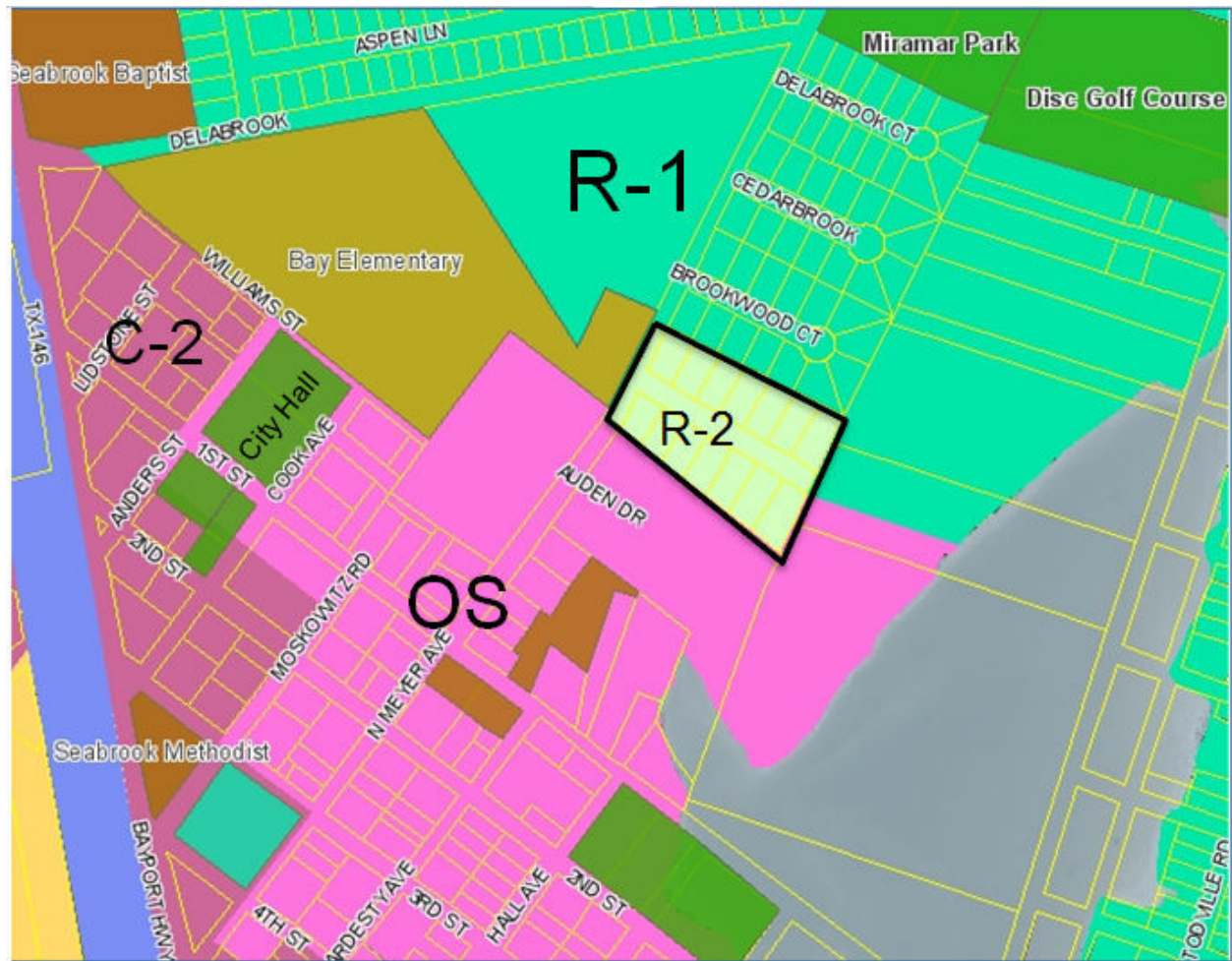


Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:


Alesia L. Hammock
Secretary





Seabrook City Council Regular Meeting
Minutes of June 4, 2013
Page 1

The City Council of the City of Seabrook met in regular session on Tuesday, June 4, 2013 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	COUNCIL PLACE NO. 3
DON HOLBROOK	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	MAYOR PRO TEM & COUNCIL PLACE NO. 6
KELLY TEMPLIN	CITY MANAGER
GAYLE COOK	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
MICHELE L. GLASER	CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. He asked Girl Scout Jessica Rydlund to lead the audience in the United States and Texas Pledges of Allegiance. With the consent of Council, Mayor Royal took Agenda Item 2.0 out of order.

2.0 PRESENTATIONS

2.1 Present a Certificate of Appreciation to outgoing EDC Member, Natalie Picha. (Council)

Ms. Picha was unable to attend the meeting.

2.2 Present a Certificate of Appreciation to Jessica Rydlund for arranging the May 11 Hurricane Seminar as her Girl Scout Gold Star Project. (Council)

Mayor Royal presented the certificate and thanked Jessica Rydlund for her hard work on the hurricane workshop project.

1.0 INTERVIEW CANDIDATES FOR VARIOUS BOARDS & COMMISSIONS

1.1 Interview candidates for vacancies on various boards and commissions. (Council)

Council interviewed Gary Bell, Robert Duncan, Jr., Joseph Farella, Christian Frandsen, Kim Morrell, Todd Payton and Richard Tomlinson for the EDC vacancy and Monica Comeaux and David Popkin for the Open Space and Trails Committee vacancy.

3.0 PUBLIC COMMENTS AND ANNOUNCEMENTS - None

3.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

Seabrook City Council Regular Meeting
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Council members announced several upcoming events.

4.0 SPECIFIC PUBLIC HEARING(S)

4.1 Consider proposed Ordinance No. 2013-08, "Standards for Planned Unit Developments." (P&Z/Landis)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Sean Landis, Director of Community Development, stated that it had come to the attention of staff that a developer was prohibited from applying for a Planned Unit Development (PUD) in an R-1 or OS zone. The Planning and Zoning Commission voted unanimously to recommend a zoning ordinance change to allow PUD's in all zones within the city, as each individual PUD must be approved by Council.

From the audience, Mark Caldwell, DeFour Trace, spoke in favor of this ordinance, as he owns property that would be affected by this change.

5.0 CONSENT AGENDA

5.1 Approve the investment report for 2nd quarter 2012/2013. (Lab)

5.2 Approve the minutes of the special city council meeting on April 30, 2013. (Glaser)

5.3 Approve the minutes of the regular city council meeting on May 7, 2013. (Glaser)

5.4 Approve the April 2013 Public Safety Report. (Holomon)

5.5 This item was removed from the Consent Agenda.

5.6 This item was removed from the Consent Agenda.

5.7 This item was removed from the Consent Agenda.

Motion was made by Councilor Holbrook and seconded by Councilor Giangrosso To approve the Consent Agenda with the exception of Items 5.5, 5.6 and 5.7.

Seabrook City Council Regular Meeting
Minutes of June 4, 2013
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MOTION CARRIED BY UNANIMOUS CONSENT.

5.5 Ratify the city manager's appointment of Natalie Picha to the Civil Service Commission for three years with a term ending June 2016. (Templin)

Motion was made by Councilor Davis and seconded by Councilor Holbrook

To ratify the city manager's appointment as recommended.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.6 Approve a Parade/Special Events Permit to Outloud Productions for a Bike Race on Saturday, August 24, 2013 from 7:30 a.m. - 9:30 a.m. (Applicant)

Motion was made by Councilor Kolupski and seconded by Councilor Giangrosso

To approve the special events permit as requested.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.7 Approve a request from the Texas Commission on Environmental Quality (TCEQ) for the installation of special equipment at the air monitoring station located at Friendship Park for an approximate two month period August 15- October 15 in order to conduct a special study.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve the request.

Jim Thomas, UT at Austin, Center for Environmental Energy Resources explained that the request is for minor improvements to facilitate a NASA study. He stated that it will include the temporary installation of a 9-10 foot scaffold, to be anchored to the ground, on which the equipment is mounted. All equipment will remain inside the fenced area. Mr. Templin stated that staff has no objection to the request.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

6.0 NEW BUSINESS

6.1 Consider approval of first reading of proposed Resolution No. 2013-13, "Economic Incentives Agreement for the Asparagus Group, L.L.C." State law requires two readings of this Resolution. (EDC)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, MAKING FINDINGS AND APPROVING AGREEMENT BETWEEN CITY OF SEABROOK, SEABROOK ECONOMIC DEVELOPMENT CORPORATION, AND

Seabrook City Council Regular Meeting
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Page 4

ASPARAGUS GROUP, L.L.C. PROVIDING FOR ECONOMIC INCENTIVES IN THE NEIGHBORHOOD EMPOWERMENT ZONE DESIGNATED AS "THE NEIGHBORHOOD EMPOWERMENT ZONE #1" AS ESTABLISHED BY RESOLUTION 2013-09.

Motion was made by Councilor Llorente and seconded by Councilor Davis

To approve proposed Resolution No. 2013-13 on first reading with the reading of the caption serving as the reading of the resolution.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.2 Consider approval of first reading of proposed Ordinance No. 2013-08, "Standards for Planned Unit Developments." (P&Z/Landis)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Motion was made by Councilor Giangrosso and seconded by Councilor Holbrook

To approve proposed Ordinance No. 2013-08 on first reading with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.3 Consider approval of proposed Resolution No. 2013-12, "Dissolving the Public Safety Committee Created by City Council and Directing the City Manager to Establish a Public Safety Task Force." (Davis/Templin)

A RESOLUTION DISSOLVING THE PUBLIC SAFETY COMMITTEE CREATED BY CITY COUNCIL AND DIRECTING THE CITY MANAGER TO ESTABLISH A PUBLIC SAFETY TASK FORCE. THIS RESOLUTION REPLACES RESOLUTION NO. 2006-17 AND NO. 2007-11.

Motion was made by Councilor Davis and seconded by Councilor Holbrook

To approve proposed Resolution No. 2013-12, with the reading of the caption serving as the reading of the resolution.

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Councilor Davis stated that this resolution was in response to Council's directive as the membership of the current committee (who are not all Seabrook citizens) is in conflict with the Charter. She stated that it was the committee's recommendation to dissolve the current committee and transition it to a staff led Task Force with members appointed by the city manager. Councilor Davis also stated that the current contract with the Seabrook Volunteer Fire Department (SVFD) requires that the city have a public safety committee. Fire Chief Ray Cook stated that he presented this issue to the SVFD Executive Board who agreed to the change from a council appointed committee to a city manager appointed task force. Therefore, an addendum will be added to the fire services contract to be signed by both parties agreeing to the change. Both Chief Cook and Police Captain Sean Wright emphasized the importance of the Task Force.

Council members discussed whether to have council members on the new Task Force. Mr. Weathered stated that this resolution gives the city manager complete discretion as to the membership of the committee, as any committee with council appointed members must adhere to the charter which requires all members to be citizens of Seabrook.

Mayor Royal stated that he is confident that the new Task Force will maintain high standards of public safety.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.4 Consider appointments to various city boards and committees. Currently there is one vacancy on EDC, one vacancy on the Open Space & Trails Committee and one vacancy for an alternate member of the Ethics Review Commission. (Council)

Motion was made by Councilor Kolupski and seconded by Councilor Davis

To appoint Joseph Farella as a board member of the Economic Development Corporation with a term ending May 2014.

Ayes: Royal, Davis, Giangrosso, Holbrook, Kolupski.

Abstain: Johnson, Llorente.

MOTION CARRIED BY MAJORITY VOTE.

Motion was made by Councilor Holbrook and seconded by Councilor Giangrosso

To appoint David Popkin to the Open Space and Trails Committee with a term ending June 2015.

Ayes: Giangrosso, Holbrook.

Nays: Royal, Davis, Johnson, Kolupski, Llorente.

MOTION FAILS.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

Seabrook City Council Regular Meeting
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To appoint Monica Comeaux to the Open Space and Trails Committee with a term ending June 2015.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.5 Consider appointment of a Mayor Pro Tem for 2013/14. Councilor Laura Davis is the incumbent. (Council)

Mayor Royal announced that he would abstain from voting for Mayor Pro Tem or council representative to EDC.

Motion was made by Councilor Kolupski and seconded by Councilor Holbrook

To reappoint Laura Davis as Mayor Pro Tem for 2013/14.

Ayes: Giangrosso, Holbrook, Johnson, Kolupski, Llorente.

Abstain: Royal, Davis.

MOTION CARRIED BY UNANIMOUS VOTE OF ALL THOSE VOTING.

Mayor Royal complimented Councilor Davis on her excellent performance as Mayor Pro Tem.

6.6 Consider selection/appointment of council members as representatives and/or member of various organizations. (Council)

Motion was made by Councilor Holbrook and seconded by Councilor Davis

To reappoint Thom Kolupski as the council representative (in addition to the mayor) for EDC for 2013/14.

Ayes: Davis, Giangrosso, Holbrook, Johnson, Llorente

Abstain: Royal, Kolupski.

MOTION CARRIED BY UNANIMOUS VOTE OF ALL THOSE VOTING.

Council members volunteered for various positions listed below.

Motion was made by Councilor Giangrosso and seconded by Councilor Davis

To make the following appointments for 2013/14 as follows:

BAY AREA-HOUSTON CONVENTION & VISITORS BUREAU

Mike Giangrosso
Thom Kolupski

Seabrook City Council Regular Meeting
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279 BAY AREA HOUSTON ECONOMIC PARTNERSHIP Gary Johnson
280 Robert Llorente, Alt.
281
282 BAY AREA TRANSPORTATION PARTNERSHIP Laura Davis,
283 Robert Llorente, Alt.
284
285 C CLEAR LAKE AREA CHAMBER OF COMMERCE No representative
286 assigned
287
288
289 CLEAR LAKE EMERGENCY MEDICAL CORPS Glenn Royal
290 Gary Johnson
291
292 ECONOMIC ALLIANCE, PORT REGION (*The Alliance*) Robert Llorente
293 Mike Giangrosso, Alt
294
295 GALVESTON BAY FOUNDATION Glenn Royal
296
297 HOUSTON-GALVESTON AREA COUNCIL Glenn Royal
298 Robert Llorente, Alt.
299
300 HOTEL TAX LIAISON COMMITTEE Thom Kolupski
301 Mike Giangrosso
302
303 PUBLIC SAFETY COMMITTEE Not applicable as
304 committee dissolved
305 on 6/4/13.
306
307 MOTION CARRIED BY UNANIMOUS CONSENT.
308
309 **7.0 ROUTINE BUSINESS**
310
311 **7.1 Consider approval of the Action Items Checklist which is attached and made a part**
312 **of this agenda. (Council)**
313
314 Motion was made by Councilor Llorente and seconded by Councilor Johnson
315
316 To approve the Action Items Checklist as presented.
317
318 MOTION CARRIED BY UNANIMOUS CONSENT.
319
320 **7.2 Establish future meeting dates and agenda items. (Council)**
321
322 The next council meeting will be held on June 18.
323
324 **8.0 EXECUTIVE SESSION**
325 At 8:54 p.m. Mayor Royal announced that the City Council would hold a closed
326 executive meeting pursuant to the provisions of the open meetings Act, Charter 551,

Seabrook City Council Regular Meeting
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Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, Real Property.

Section 551.072

8.1 Conduct a closed meeting as provide by Section 551.072 Texas Government Code to deliberate the purchase of real property as deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. (Templin)

9.0 OPEN MEETING

At 9:07 p.m. Mayor Royal reconvened the meeting in open session and stated that Item 8.1 had been discussed in Executive Session, but no action had been or will be taken tonight.

Upon motion, Mayor Royal adjourned the meeting at 9:08 p.m.

Approved this 18th day of June 2013.

Glenn R. Royal, Mayor

Michele L. Glaser, TRMC
City Secretary



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: Sean Landis

Date Submitted: 6/11/2013 9:09:00 AM

Presenter: Sean Landis

Description/Subject:

Monthly Building Report for April and May.

Purpose/Need: Administration Issue

Background/Issue(What prompted this need):

N/A

Impacted Parties(Expected/Notified): N/A

Miscellaneous Comments:

6 New Residential Permits issued for the month of April, totaling \$1,622,845.
0 New Residential Permits issued for the month of April.
5 New Residential Permits issued for the month of May, totaling \$1,307,958.
0 New Commercial Permits issued for the month of May.

Attachments:

(Please list description of attachments and number of pages in each attachment)

April Building Report

May Building Report

Fire Inspections Report

May Fire Inspections

**Fiscal
Impact:**

Budgeted

No

Finance Officer Review:

Budget Amendment Required

No

Future/Ongoing Impact

No

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

N/A

Agenda Language:

Approve the April and May 2013 Community Development Reports. (Landis)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300269

DATE ISSUED: 4/02/2013

PROJECT ADDRESS: 802 HALLMARK OAK STREET
SUBDIVISION:
ZONING:

LOT #: 5
BLK #: 4

ISSUED TO: MCKINNEY CUSTOM POOLS
ADDRESS: 16802 HARKEY RD
CITY: PEARLAND
STATE: TX
ZIP: 77584
PHONE:

CONTRACTOR: MCKINNEY CUSTOM POOLS
ADDRESS: 16802 HARKEY RD
CITY: PEARLAND
ST: TX
ZIP: 77584
PHONE: 281-489-9800

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 41,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 235.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 117.50
REG	REGISTRATION FEE	\$ 75.00
TOTAL		\$ 427.50

NOTES

BUILD NEW INGROUND SWIMMING POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

THIS PROJECT MAY REQUIRE ADDITIONAL PERMITS TO COMPLETE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300275

DATE ISSUED: 4/03/2013

PROJECT ADDRESS: 2653 LOGANBERRY CIRCLE
SUBDIVISION:
ZONING:

LOT #:
BLK #:

ISSUED TO: CENTRE BUILDERS
ADDRESS: P.O. BOX 58159
CITY: HOUSTON
STATE: TX
ZIP: 77258
PHONE:

CONTRACTOR: CENTRE BUILDERS
ADDRESS: P.O. BOX 58159
CITY: HOUSTON
ST: TX
ZIP: 77258
PHONE: 281-534-3246

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 22,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES2	PERMIT FEE - RES - VALUE >50,000	\$ 260.00
PLAN-RES2	PLAN REV FEE - RES - VALUE >50,000	\$ 130.00
TOTAL		\$ 390.00

NOTES BUILD NEW UNDERGROUND POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300276

DATE ISSUED: 4/03/2013

PROJECT ADDRESS: 2517 OAK DALE WAY
SUBDIVISION: OAK RIDGE MEADOWS
ZONING:

LOT #: 13
BLK #: 3

ISSUED TO: TEAM AQUA POOLS & SPAS
ADDRESS: 15642 LIBERTY PINE
CITY: HOUSTON
STATE: TX
ZIP: 77049
PHONE:

CONTRACTOR: TEAM AQUA POOL SERVICE
ADDRESS: 12826 RIPPLEWOOD
CITY: HOUSTON
ST: TX
ZIP: 77015
PHONE: 713-450-1053

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 49,700.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 280.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 140.00
TOTAL		\$ 420.00

NOTES

BUILD NEW SWIMMING POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

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THIS PROJECT MAY REQUIRE ADDITIONAL PERMITS TO COMPLETE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300280

DATE ISSUED: 4/05/2013

PROJECT ADDRESS: 1310 PLYMOUTH ROCK
SUBDIVISION:
ZONING:

LOT #: 13
BLK #: 6

ISSUED TO: ULTIMATE POOLS & SPAS
ADDRESS: 3030 PARK LANE
CITY: BAYTOWN
STATE: TX
ZIP: 77521
PHONE:

CONTRACTOR: ULTIMATE POOLS & SPAS
ADDRESS: 3030 PARK LANE
CITY: BAYTOWN
ST: TX
ZIP: 77521
PHONE: 281-253-6756

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 26,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 160.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 80.00
TOTAL		\$ 240.00

NOTES BUILD INGROUND POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

THIS PROJECT MAY REQUIRE ADDITIONAL PERMITS TO COMPLETE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300281

DATE ISSUED: 4/05/2013

PROJECT ADDRESS: 2508 WILD OAK FOREST LANE
SUBDIVISION: OAKRIDGE MEADOWS
ZONING:

LOT #: 14
BLK #: 1

ISSUED TO: ANTHONY & SYLVAN POOLS
ADDRESS: 147 GULF FREEWAY
CITY: LEAGUE CITY
STATE: TX
ZIP: 77573
PHONE:

CONTRACTOR: ANTHONY & SYLVAN POOLS
ADDRESS: 147 GULF FREEWAY
CITY: LEAGUE CITY
ST: TX
ZIP: 77573
PHONE: 713-467-6458

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 55,623.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES2	PERMIT FEE - RES - VALUE >50,000	\$ 284.00
PLAN-RES2	PLAN REV FEE - RES - VALUE >50,000	\$ 142.00
REG	REGISTRATION FEE	\$ 75.00
TOTAL		\$ 501.00

NOTES BUILD NEW INGROUND POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

THIS PROJECT MAY REQUIRE ADDITIONAL PERMITS TO COMPLETE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300282

DATE ISSUED: 4/05/2013

PROJECT ADDRESS: 3038 S. ISLAND DRIVE
SUBDIVISION:
ZONING:

LOT #: 42
BLK #: 3

ISSUED TO: PLATINUM POOLS
ADDRESS: 10411 WESTHEIMER RD STE 200
CITY: HOUSTON
STATE: TX
ZIP: 77042
PHONE:

CONTRACTOR: PLATINUM POOLS
ADDRESS: 10411 WESTHEIMER RD STE 200
CITY: HOUSTON
ST: TX
ZIP: 77042
PHONE: 281-870-1600

ENGINEER:
DESIGNER:
PROP. USE:
WORK: POOL RESIDENTIAL
VALUATION: \$ 68,780.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES2	PERMIT FEE - RES - VALUE >50,000	\$ 336.00
PLAN-RES2	PLAN REV FEE - RES - VALUE >50,000	\$ 168.00
REG	REGISTRATION FEE	\$ 75.00
TOTAL		\$ 579.00

NOTES BUILD INGROUND GUNITE POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300304

DATE ISSUED: 4/10/2013

PROJECT ADDRESS: 2613 BAY SHORE DRIVE
SUBDIVISION:
ZONING:

LOT #: 7
BLK #: 1

ISSUED TO: DECORATIVE POOLS INC
ADDRESS: 1110 NASA PARKWAY
CITY: HOUSTON
STATE: TX
ZIP: 77058
PHONE:

CONTRACTOR: DECORATIVE POOLS INC
ADDRESS: 1110 NASA PARKWAY
CITY: HOUSTON
ST: TX
ZIP: 77058
PHONE: 832-731-3527

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 40,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 230.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 115.00
TOTAL		\$ 345.00

NOTES BUILD NEW GUNITE POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300309

DATE ISSUED: 4/10/2013

PROJECT ADDRESS: 1210 HARDESTY
SUBDIVISION:

LOT #: 3
BLK #: 9
ZONE ORD:

ISSUED TO: MELROSE CUSTOM HOMES
INC.

CONTRACTOR: MELROSE CUSTOM HOMES INC.

ADDRESS: 221 BAKER RD. SUITE E-2
CITY: HOUSTON
STATE: TX
ZIP: 77094
PHONE:

ADDRESS: 221 BAKER RD. SUITE E-2
CITY: HOUSTON
ST: TX
ZIP: 77094
PHONE: 281-538-1717

ENGINEER: P.E. SQUARE
DESIGNER: APD DESIGN
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 300,000.00
WORK CLASS:

SQ FT: 3,517.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$8,217.61
TOTAL		\$8,217.61

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

_____/_____/_____
DATE

(APPROVED BY)

_____/_____/_____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300331

DATE ISSUED: 4/17/2013

PROJECT ADDRESS: 952 BAY SKY WAY
SUBDIVISION: SEARIDGE

LOT #: 7
BLK #: 2
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 243,340.74
WORK CLASS:

SQ FT: 2,779.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$4,135.00
TOTAL		\$4,135.00

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300333

DATE ISSUED: 4/17/2013

PROJECT ADDRESS: 1126 BAY SKY WAY
SUBDIVISION: SEARIDGE

LOT #: 6
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP.USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 260,704.35
WORK CLASS:

SQ FT: 2,966.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$4,211.50
TOTAL		\$4,211.50

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300354

DATE ISSUED: 4/22/2013

PROJECT ADDRESS: 1101 E. MEYER AVE
SUBDIVISION: PARKERS LAKE

LOT #: 6
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 299,900.00
WORK CLASS:

SQ FT: 3,051.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$8,142.61
TOTAL		\$8,142.61

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300355

DATE ISSUED: 4/22/2013

PROJECT ADDRESS: 2709 N. MEYER AVE
SUBDIVISION: PARKERS LAKE

LOT #: 3
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 279,900.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$8,052.61
TOTAL		\$8,052.61

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 5/01/2013

PERMIT #: 1300356

DATE ISSUED: 4/22/2013

PROJECT ADDRESS: 2713 N. MEYER AVE
SUBDIVISION: PARKERS LAKE

LOT #: 4
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 239,000.00
WORK CLASS:

SQ FT 1,848.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$7,868.11
TOTAL		\$7,868.11

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300390

DATE ISSUED: 5/03/2013

PROJECT ADDRESS: 1201 N. HERON
SUBDIVISION:
ZONING:

LOT #:
BLK #:

ISSUED TO: RAINEY POOL COMPANY
ADDRESS: 1101 GULF FREEWAY
CITY: LEAGUE CITY
STATE: TX
ZIP: 77573
PHONE:

CONTRACTOR: RAINEY POOL COMPANY
ADDRESS: 1101 GULF FREEWAY
CITY: LEAGUE CITY
ST: TX
ZIP: 77573
PHONE: 281-338-1555

ENGINEER:
DESIGNER:
PROP. USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 31,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 185.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 92.50
REG	REGISTRATION FEE	\$ 75.00
TOTAL		\$ 352.50

NOTES BUILD INGROUND SWIMMING POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300402

DATE ISSUED: 5/07/2013

PROJECT ADDRESS: 2828 SAND DUNE DR
SUBDIVISION: SEASIDE VILLAGE

LOT #: 8
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 193,603.41
WORK CLASS:

SQ FT: 2,291.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$3,910.00
TOTAL		\$3,910.00

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300403

DATE ISSUED: 5/07/2013

PROJECT ADDRESS: 2832 SAND DUNE DR
SUBDIVISION: SEASIDE VILLAGE

LOT #: 9
BLK #: 1
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER:
DESIGNER:
PROP. USE
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 193,603.41
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$3,910.00
TOTAL		\$3,910.00

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300426

DATE ISSUED: 5/14/2013

PROJECT ADDRESS: 2320 MENARD
SUBDIVISION:

LOT #: 6
BLK #: 6
ZONE ORD:

ISSUED TO: WYCOFF DEVELOPMENT &
CONST
ADDRESS: P.O. BOX 1059
CITY: KEMAH
STATE: TX
ZIP: 77565
PHONE:

CONTRACTOR: WYCOFF DEVELOPMENT & CONST
ADDRESS: P.O. BOX 1059
CITY: KEMAH
ST: TX
ZIP: 77565
PHONE: 281-334-4472

ENGINEER: PE SQUARE
DESIGNER: CONAWAY GROUP
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 389,994.61
WORK CLASS:

SQ FT: 5,280.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$2,245.00
TOTAL		\$2,245.00

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS. IMPACT AND METER FEES PAID FOR THROUGH PREVIOUS FILL PERMIT.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.
THIS PROJECT MAY REQUIRE ADDITIONAL PERMITS TO COMPLETE.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300427

DATE ISSUED: 5/14/2013

PROJECT ADDRESS: 1109 E. MEYER
SUBDIVISION:

LOT #: 8
BLK #: 1
ZONE ORD:

ISSUED TO: T&W BUILDERS
ADDRESS: 401 STUDEWOOD #312
CITY: HOUSTON
STATE: TX
ZIP: 77007
PHONE:

CONTRACTOR: T&W BUILDERS
ADDRESS: 401 STUDEWOOD #312
CITY: HOUSTON
ST: TX
ZIP: 77007
PHONE: 281-773-2001

ENGINEER: HENRY SEGURO
DESIGNER: DESIGN 3 STUDIO
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 250,000.00
WORK CLASS:

SQ FT: 2,878.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$7,992.61
TOTAL		\$7,992.61

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

NEW RESIDENTIAL CONSTRUCTION PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300430

DATE ISSUED: 5/15/2013

PROJECT ADDRESS: 944 BAY SKY WAY
SUBDIVISION: SEARIDGE

LOT #: 5
BLK #: 2
ZONE ORD:

ISSUED TO: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
STATE: TX
ZIP: 77549
PHONE:

CONTRACTOR: BAYWAY HOMES, INC.
ADDRESS: PO BOX 1244
CITY: FRIENDSWOOD
ST: TX
ZIP: 77549
PHONE: 281-648-2425

ENGINEER: ERIC L DAVIS ENG
DESIGNER: BAYWAY HOMES
PROP. USE: NEW SFD
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 280,757.15
WORK CLASS:

SQ FT: 3,160.00
OCCP TYPE: RESIDENTIAL
CNST TYPE: VIU

SEGMENT CODE	DESCRIPTION	AMOUNT
BNR	NEW BUILDING RESIDENTIAL	\$4,301.50
TOTAL		\$4,301.50

NOTES: BUILD NEW SINGLE FAMILY DWELLING AS PER PLANS AND SPECIFICATIONS.

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

CITY OF SEABROOK

SWIMMING POOL PERMIT

THIS FORM WAS PRINTED ON: 6/03/2013

PERMIT #: 1300461

DATE ISSUED: 5/28/2013

PROJECT ADDRESS: 2613 HOLLYBROOK DRIVE
SUBDIVISION:
ZONING:

LOT #: 8
BLK #: 1

ISSUED TO: PREFERRED POOL CARE
ADDRESS: 2951 MARINA BAY DR
CITY: LEAGUE CITY
STATE: TX
ZIP: 77573
PHONE:

CONTRACTOR: PREFERRED POOL CARE
ADDRESS: 2951 MARINA BAY DR
CITY: LEAGUE CITY
ST: TX
ZIP: 77573
PHONE: 281-334-1150

ENGINEER:
DESIGNER:
PROP.USE
WORK: POOL RESIDENTIAL
VALUATION: \$ 26,000.00
WORK CLASS:

SQ FT 0.00
OCCP TYPE:
CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
PERM-RES1	PERMIT FEE - RES - VALUE < 50,000	\$ 160.00
PLAN-RES1	PLAN REV FEE - RES - VALUE < 50,000	\$ 80.00
TOTAL		\$ 240.00

NOTES BUILD NEW GUNITE SWIMMING POOL AS PER PLANS AND SPECIFICATIONS.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

____/____/____
DATE

(APPROVED BY)

____/____/____
DATE

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}REDBLUFF2702 Bay Area Trees
2702 Red Bluff RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

WATERFRONT41 Baybrook Fresh Seafood
416 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		740 INVESTIGATION - False Alarm	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1501 Benjimans Auto
1501 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1309 Boats Etc.
1309 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}

BUDD01 Buddy Bites WORK 281-291-8151
1506 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2136 Burke's Outlet
2136 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2800 CVS Pharmacy
2800 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		290 INSPECTION - Other	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT5755 Comfort Suites
5755 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}NASA2900#100 Don Julios
2900 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

EINE01 Einer Garage
1909 Nicholson ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2008 Family Dollar
2008 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013	03:00	200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA1818 Hooter's
1818 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}BAYPORT1505 Karanchos
1505 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

ELMAR1905 Kroger
1905 El Mar LANE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		205 Re-Inspection	0.00	
04/19/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 2			0.00	

NASA3636 La Quinta Inn
3636 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

VACA08 Lenire Yacht Restoration
1405 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}CHUR01 Living Word Church
 2900 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1209 Miller Machine
 1209 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NATC01 Natchez Landing
 3535 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BATH101 Outrigger's
 101 Bath AVE
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}

BAYPORT2000 Palais Royal
2000 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2910 Pawn it All
2910 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2727 Pirates Landing Apartments
2727 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2000- Pizza Hut
2000 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}REPSDORPH255 Regatta Bay Apartments
2555 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1426 Ryan's Cleaners
1426 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SEAB03 Seabreeze Condos 911 Box
709 Gale ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3528 See N Stop
3528 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}

BAYPORT2012 Sherwin Williams Paint
 2012 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SBCIRCLE2106 Shipley's Donut
 2106 Seabrook CIR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1401 Steve's Super Shine
 1401 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2622STE. Taquaria Nasa
 2622 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/05/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}

TOOK01 Tookie's Seafood
 1100 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/19/2013		100 PLAN REVIEW - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2900#280 Untangled
 2900 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3324 Valero
 3324 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

VILL01 Villas by the Sea
 2800 Nasa Pkwy
 P.O. Box 74
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/29/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {04/01/2013} And
{04/30/2013}NASA2900#170 Wong's Chef
 2900 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
04/10/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 38

Grand Totals: 0.00 0.00

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}**HIALEAH1908** **Alpha Montessori**
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

ANDERS1405 **Anchor Marine Insurance**
1405 Anders AVE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1422 **Angel Cuts**
1422 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

MARVINCIR193 **Angel's Food Mart**
1933 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}

BAYPORT2500 Batavia
2500 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYA02 Bay Area Houston Magazine
1108 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2010 Blockbuster Video
2010 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BLUE Blue Dolphin Yachting
500 Blue Dolphin DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}

BAYPORT2136 Burke's Outlet
 2136 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3138 Cafe 1979 Asian Cuisine
 3138 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2100#201 Del Mar Capital
 2100 Nasa Pkwy
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1418 Donald's Donuts
 1418 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}EMER01 Emery's Seafood
510 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

THIRD1402 Gulf Coast Limestone
1402 3rd (Third) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2916# Hayes Rigging
2916 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2304- Hill's Liquor
2304 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}BAYPORT2018 KFC Taco Bell
2018 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

ELMAR1905 Kroger
1905 El Mar LANE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/15/2013		890 CONSULTATION - Other	0.00	
Total Activities for Occupancy: 1			0.00	

LAKE01 Lakeside Landing (Gate access)
2510 Lakeside Landing DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/07/2013		890 CONSULTATION - Other	0.00	
Total Activities for Occupancy: 1			0.00	

LAKE03 Lakeside Yachting Center
2515 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}**LAKE04** Lakeside Yachting Center
2515 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2511B Lakeside Yachting Center
2511 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2517-A Lakeside Yachting Center
2517 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

LAKE02 Lakewood Townhomes
Lakewood DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}

MIBM01 MIB Men in Black & Locked and Loaded
 2113 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
05/17/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 2			0.00	

BAYPORT2001 Maxum Scuba
 2001 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2164 McDonalds
 2164 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1605 Midnight Slice
 1605 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}FIFTH1320B Nails, Etc.
1320 5th (Fifth) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3524 Nasa Laundrymat and Cleaners
3524 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

HALL1113 Old Parsonage Guest House
1113 Hall ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2000 Palais Royal
2000 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}**HARDESTY1109** Parsonage Too
1109 Hardesty ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/24/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

3142NASA Pelican Grill
3142 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

REPSDORPH255 Regatta Bay Apartments
2555 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		205 Re-Inspection	0.00	
05/30/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 2			0.00	

NASA2234 Royal Meditteranean Food
2234 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
05/03/2013		221 INSPECTION - Fire Alarm	0.00	
05/17/2013		205 Re-Inspection	0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}NASA2234 Royal Meditteranean Food
2234 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
Total Activities for Occupancy: 3			0.00	

HARDESTY902 Salon La Rouge
902 Hardesty ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2304- Seabrook House of Flowers
2304 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

MOSKOWITZ121 Seabrook Massage
1214 Moskowitz ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

LAKESIDE3300 Seabrook United Methodist Church
3300 Lakeside DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
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SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}

05/30/2013	200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1		0.00	

HIALEAH1908# Sign Quick
1908 #A Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2830 Signco
2830 NASA PKWY
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1714 Super Save
1714 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1706 TP Nails
1706 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}SECOND1706 TP Nails
1706 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
Total Activities for Occupancy: 1			0.00	

NASA2622STE. Taquaria Nasa
2622 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		205 Re-Inspection	0.00	
05/24/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 2			0.00	

SECOND Tobacco Depot
1717 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

1717-C Used It New Resale
1717 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/30/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}

BAYPORT Vacant
5735 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

MARVINCIR190 Vacant
1909 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NICO01 Vacant
1904 El Mar LANE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND Vacant
1717 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}VACA04 Vacant
 1904 El Mar LANE
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

VACA13 Vacant
 1904 El Mar LANE
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

VACA14 Vacant
 1904 El Mar LANE
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/09/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

REDBLUFF2708 Vacant Lot
 2708 Red Bluff RD
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {05/01/2013} And
{05/31/2013}TODVILLE317 Vacant Lot
 317 Todville RD
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/17/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

WATE01 Waterfront Seafood
 510 Waterfront DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1408 Whataburger
 1408 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
05/03/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 63

Grand Totals: 0.00 0.00



*CITY
OF
SEABROOK*

Date of Meeting: June 18, 2013

Submitter/Requestor: Chief Nona Holomon

Date Submitted: June 5, 2013

Presenter: Chief Nona Holomon

Description/Subject: Public Safety Activity Report for May 2013

Purpose/Need: Policy Issue ☐ Administrative Issue: The Public Safety Department's (Police, Fire, CLEMC and Animal Control) will show accountability through statistical data.

Background/Issue: Mayor and City Council request the Seabrook Police Department to present a monthly activity report for review. In an effort to show activity from all other public safety entities we will combine our reports and submit for review.

Impacted Parties (Expected/Notified): Citizens of Seabrook, council and staff

Attachments: Copy of reports. (Charts and graphs)

Fiscal Impact: Budgeted ☐ Yes ☐ No

Finance Officer Review:

Budget Amendment required ☐ Yes ☐ No

Future/Ongoing Impact ☐ Yes ☐ No

Budget Dept/Line Item Number

Funding Comments: N/A

Where on the agenda should this item be placed? Consent agenda

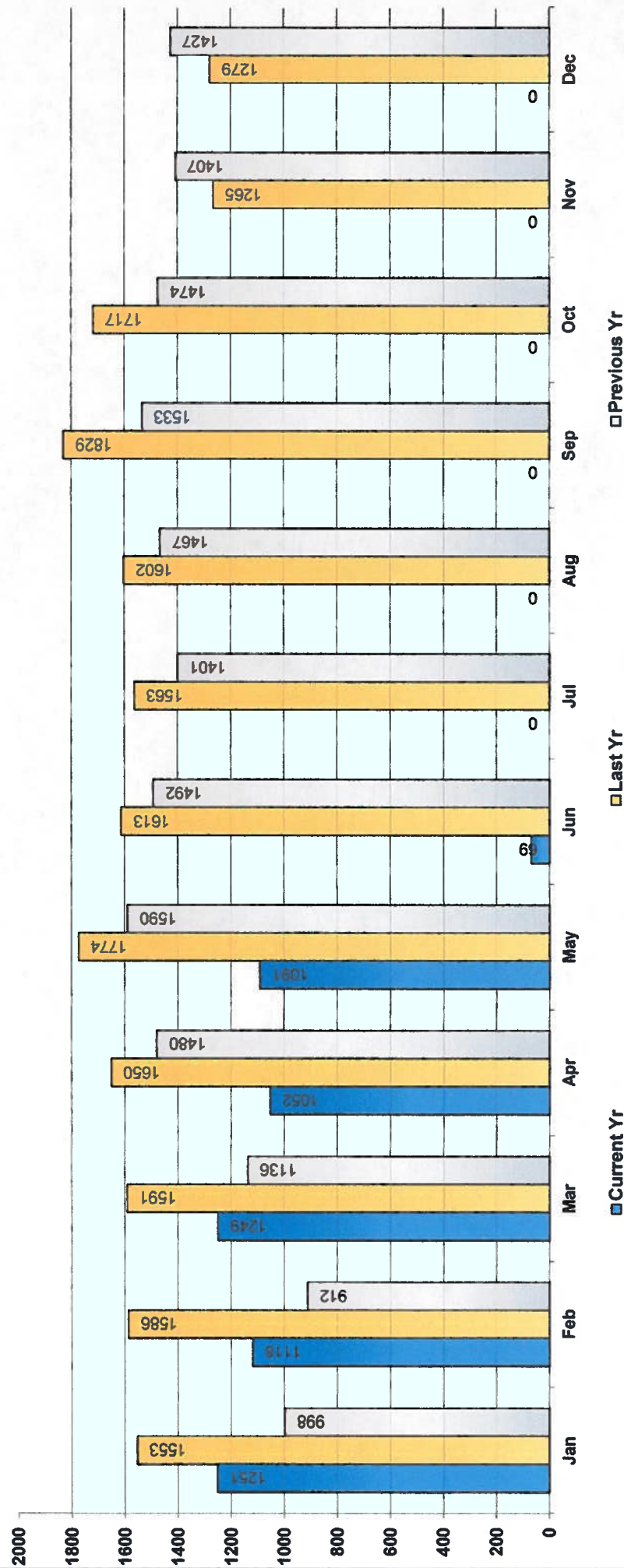
Suggested Motion: Motion to accept report.

Sent to City Attorney for review _____
(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

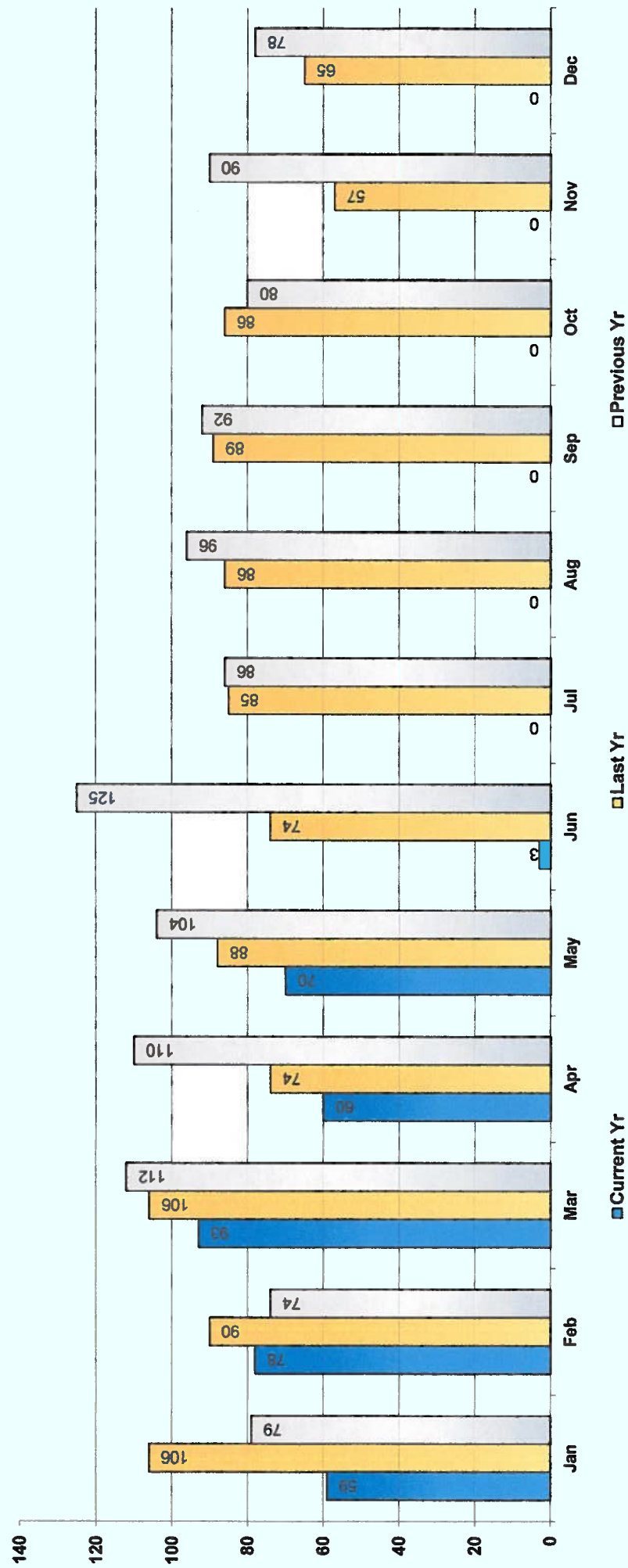
Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

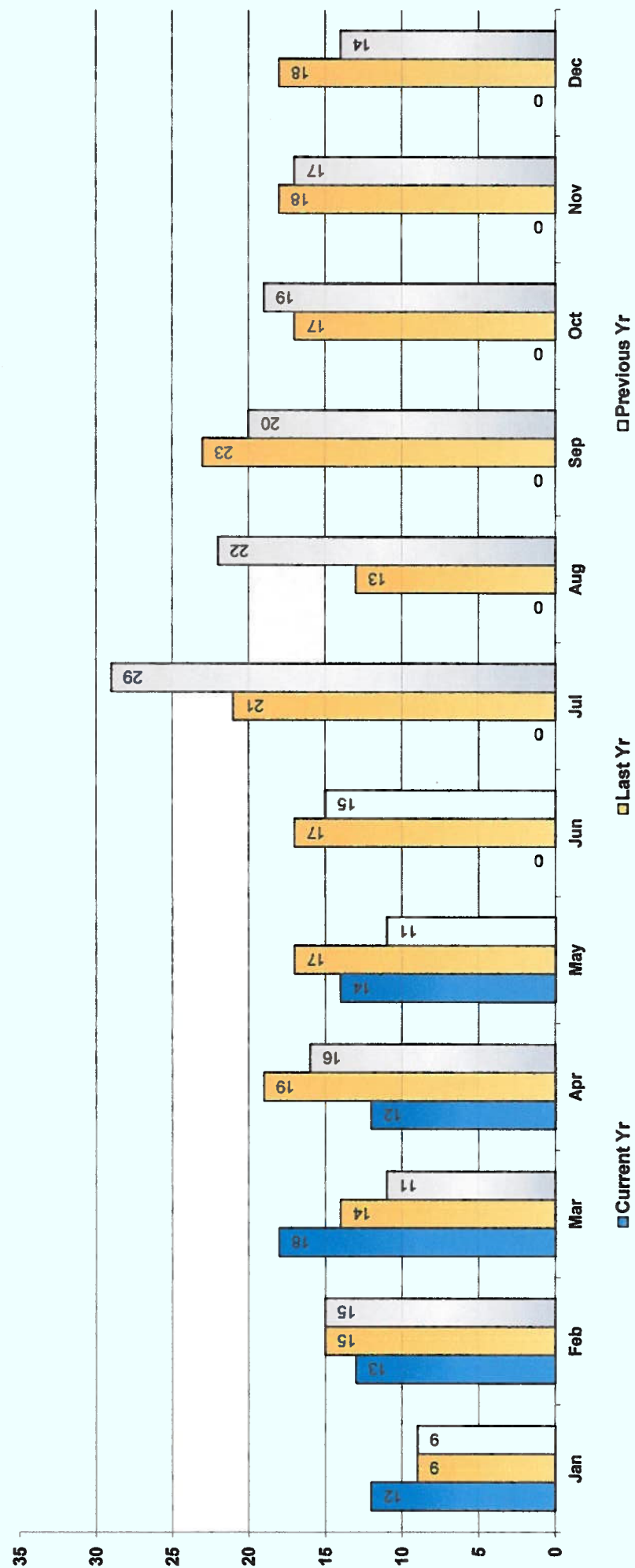
Seabrook Police Department
Total Calls-For-Service
As Of June 3, 2013



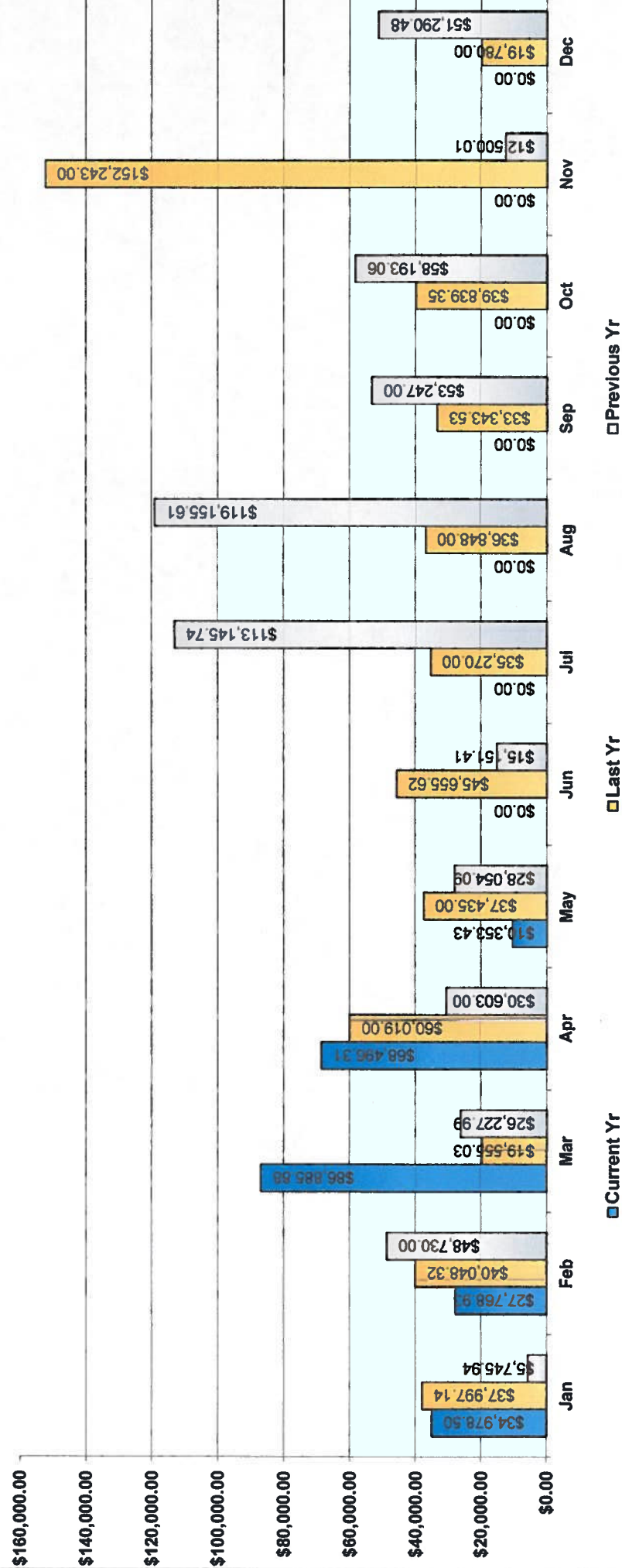
**Seabrook Police Department
Total Arrests
As Of June 3, 2013**



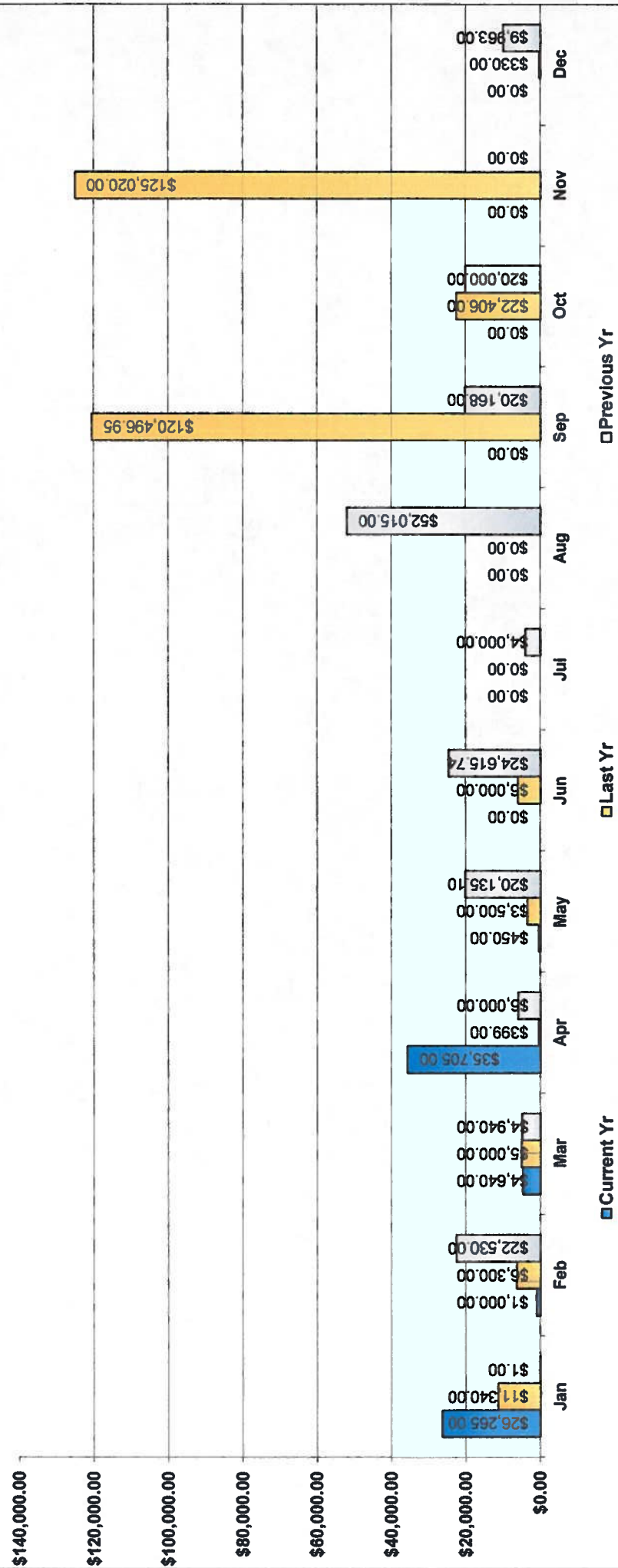
**Seabrook Police Department
ALL PART-I OFFENSES
As Of June 3, 2013**



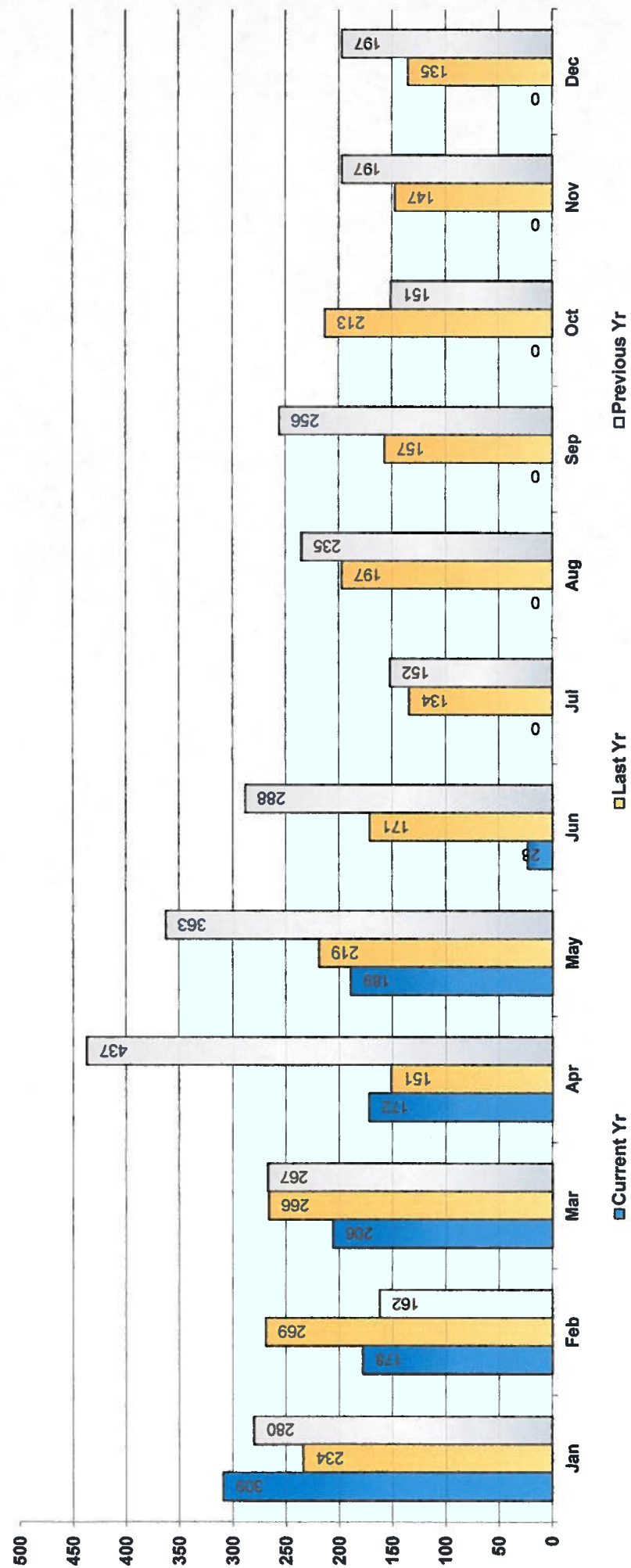
Seabrook Police Department
Stolen Property Value
As Of June 3, 2013



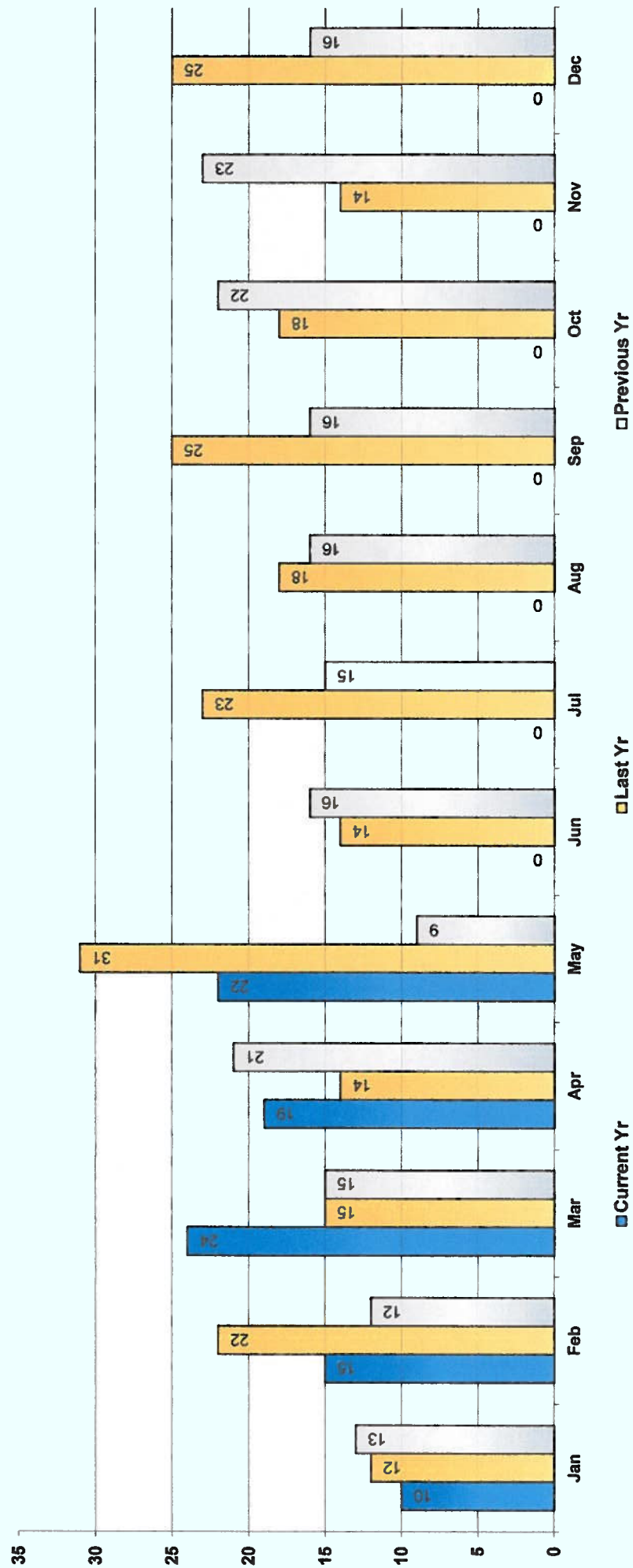
Seabrook Police Department
Recovered Property Value
As Of June 3, 2013



**Seabrook Police Department
Total Traffic Tickets
As Of June 3, 2013**



**Seabrook Police Department
Total Accidents
As Of June 3, 2013**



Attachment 5, Item # 4.4
Page 9 of 12

**CITY OF SEABROOK TEXAS
MONTHLY HUMANE OFFICER REPORT
MONTH OF May 2013**

	THIS MONTH	THIS MONTH LAST YEAR	YEAR TO DATE	YEAR TO DATE LAST YEAR
Dogs and Cats Picked Up	18	12	125	138
Wildlife: Deceased & Alive	05	08	59	115
Animals Adopted Out	04	05	33	16
Animals Returned to Owners From Shelter	06	01	33	22
Animals Returned to Owners on the Street	02	02	40	26
Animals Destroyed	03	10	31	73
Rabid Animals Verified	00	00	00	00
Complaints Received by Residents	28	60	484	564
Revenue: Pound Fees & ID Tags	\$73.00	\$150.00	\$807.00	\$804.00
Animal Bites Reported	00	01	03	04
Citations Issued	03	05	56	108

Humane Officer D.MARSHALL

CLEMC REPORT

Seabrook Stats Report MAY13

	Mar-13	Apr-13	54/10/2013	3 Month Total
Allergic Reaction	1	0	1	2
Assist by EMS	2	1	1	4
Attempted Suicide	1	1	0	2
Breathing problems	5	5	4	14
Choking	0	0	0	0
CPR	0	0	1	1
CVA	0	0	2	2
Death Investigation	0	0	0	0
Diabetic	3	1	1	5
Drowning	0	0	0	0
Heart problems/pain	3	4	3	10
Injured person	30	20	14	64
Major Accident	0	0	0	0
Medical Alert Alarm	0	0	0	0
OB Baby Call	0	0	0	0
Overdose	2	2	5	9
Seizure	3	2	1	6
Sick Call	22	20	12	54
Trauma Gunshot/Stabbing	2	0	0	2
fire stand-by	0	0	0	0
Unconscious	3	3	1	7
Total	77	59	46	182

Response Time

4Min58Sec

4Min50Sec

4Min32Sec

Average Response Time
4Min47Sec

Last year same time period

	Mar-12	Apr-12	May-12	3 Month Total
Allergic Reaction	0	0	1	1
Assist by EMS	6	9	6	21
Attempted Suicide	1	1	2	4
Breathing problems	5	5	5	15
Choking	1	0	0	1
CPR	0	1	0	1
CVA	1	1	1	3
Death Investigation	0	0	0	0
Diabetic	0	0	0	0
Drowning	0	0	0	0
Heart problems/pain	4	4	8	16
Injured person	12	18	18	48
Major Accident	1	0	0	1
Medical Alert Alarm	1	1	1	3
OB Baby Call	1	0	0	1
Overdose	1	3	2	6
Seizure	3	2	3	8
Sick Call	16	13	19	48
Trauma Gunshot/Stabbing	0	0	3	3
fire stand-by	0	0	0	0
Unconscious	4	1	1	6
Total	57	59	70	186

Average Response Time

Response Time

4Min52Sec

4Min48Sec

4Min38Sec

4Min46Sec

**CITY OF SEABROOK
RESOLUTION NO. 2013-13
ECONOMIC INCENTIVES AGREEMENT
FOR THE ASPARAGUS GROUP, L.L.C.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, MAKING FINDINGS AND APPROVING AN AGREEMENT BETWEEN THE CITY OF SEABROOK, SEABROOK ECONOMIC DEVELOPMENT CORPORATION, AND ASPARAGUS GROUP, L.L.C. PROVIDING FOR ECONOMIC INCENTIVES IN THE NEIGHBORHOOD EMPOWERMENT ZONE DESIGNATED AS “THE NEIGHBORHOOD EMPOWERMENT ZONE #1” AS ESTABLISHED BY RESOLUTION 2013-09.

WHEREAS, the City Council (the “City”) desires to encourage the development or redevelopment of a certain contiguous geographic area within its jurisdiction and created the Neighborhood Empowerment Zone #1 (the “NEZ #1”) by City Council Resolution 2013-09; for the property more particularly described in the Agreement attached hereto as Exhibit A, (“the Agreement”), all in compliance with Chapter 378, 501, 502, and 505 of the Texas Local Government Code; and

WHEREAS, the City has determined that the creation of economic incentives, as identified in the NEZ #1 and attached Agreement, would promote an increase in economic development within the zone, increasing the public health, safety, and welfare of the persons within the City; and

WHEREAS, the Asparagus Group, L.L.C. (“Owner”) has approached City and Seabrook Economic Development Corporation (“EDC”) for certain economic development incentives to facilitate the redevelopment of certain property located in the NEZ #1 known as 1106 Bayport Boulevard, (“the “Property”) and proposes to construct a new restaurant development consistent with the currently existing zoning classification of the real property; and

WHEREAS, pursuant to Chapter 378 of the Texas Local Government Code, the City of Seabrook is empowered and desires to waive all fees for building permits for the initial redevelopment and improvements to the Property, with this waiver to apply to building, plumbing and electrical work for permits sought up to 12 months from the date of the effective date of agreement, as provided for in the attached Agreement; and

WHEREAS, pursuant to Chapters 501, 502, and 505 of the Texas Local Government Code, the EDC has determined to proceed to appropriately designate the Property as a project to rebate the one-half of one percent sales tax payable to the EDC collected from Asparagus Group, LLC in an amount not to exceed \$100,000.00, or for a period of up to ten (10) years, whichever occurs first, as provided for in the attached Agreement; and

WHEREAS, the City finds that the incentives provided herein will be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment

Resolution No. 2013-13
Page 2

in the zone that would be a benefit to the property and that would contribute to the economic development of the City; and

WHEREAS, pursuant to Texas Local Government Code Section 505.158 this Resolution is being adopted by two (2) separate readings, with all notice(s) and hearing(s) having been provided in accordance with law for the second and final reading of this Resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

Section 1. That the facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. That the Property of Owner depicted in the Agreement and on the boundary description and inset map attached hereto is within the Neighborhood Empowerment Zone #1 created by City Council Resolution 2013-09 pursuant to Texas Local Government Code, Chapter 378.

Section 3. That the City finds the Agreement attached hereto as Exhibit "A" and incorporated by reference, implementing said waiver of City building permit fees and said rebate of EDC sales tax, as more fully described in the Agreement is in the best interest of the City and the EDC and the City approves the execution of the Agreement by the City Manager and the EDC Board President in accordance with law.

PASSED AND APPROVED on first reading this 4th day of June, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 18th day of June, 2013.

CITY OF SEABROOK, TEXAS

BY: _____
Glenn R. Royal, Mayor

ATTEST:

Michele L. Glaser, TRMC
City Secretary

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

AGREEMENT

This Agreement is made and entered into by and between The Asparagus Group, L.L.C., a Texas Corporation, duly authorized to transact business in Texas (the "The Asparagus Group") the City of Seabrook, a Municipal Corporation and a home-rule city in Harris County, Texas, (the "City"), and the Seabrook Economic Development Corporation, a Type B Development Corporation organized under the Texas Development Corporation Act and the Texas Non-Profit Corporation Act (the "EDC"), pursuant to the authority of Sec 52a, Art. III of the Texas Constitution and Chapters 378, and 501, 502 and 505 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representatives of The Asparagus Group, Inc., City, and the EDC (the "Effective Date").

Recitals

WHEREAS, the City has previously determined that the creation of a Neighborhood Empowerment Zone would promote an increase in economic development in the zone; and

WHEREAS, the City, by Resolution No. 2013-09, has designated a certain area within the City's jurisdiction as a Neighborhood Empowerment Zone known as the Neighborhood Empowerment Zone #1 (the "NEZ #1") as authorized by Texas Local Government Code, Chapter 378, section 378.002; and

WHEREAS, the City has previously found that the creation of the Neighborhood Empowerment Zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons of the City; and

WHEREAS, The Asparagus Group has approached the City and the EDC for certain economic development incentives to facilitate the redevelopment of certain property located in the NEZ #1; and

WHEREAS, the property to be redeveloped is municipally known as 1106 Bayport Boulevard (SH 146) (the "Property"); and

WHEREAS, the parties agree that each will benefit by the redevelopment of the Property, and that redevelopment of the Property will generally benefit the City, the EDC and the NEZ #1; and

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

WHEREAS, EDC and the City Council have held meetings in accordance with the Texas Open Meetings Act, Texas Government Code Chapter 551, and Local Government Code Chapters 501 and 505, for consideration of this Agreement, and have determined that the rebate of certain sales tax amounts, and waiver of fees for certain city permits will best fulfill the redevelopment of the Property and benefits to all parties;

NOW THEREFORE, in view of the above and foregoing, and in consideration of the mutual agreements herein contained, The Asparagus Group, the City, and the EDC hereby agree as follows:

Terms

In consideration for the mutual promises and covenants given and the mutual benefits received, which is hereby acknowledged by the Parties, the Parties agree as follows:

1. The Asparagus Group agrees that it will:
 - a. Develop, and invest the sum of at least \$ 3,700,000.00 in improvements, in the Property known as "Tookie's Seafood," located at 1106 SH 146, Seabrook, Texas, for the term of this Agreement, and
 - b. submit plans and requests for the improvements and all building permits/inspections required by City Codes within ninety (90) days of execution of this Agreement; and
 - c. begin construction of the improvements within one hundred and eighty (180) days of execution of this Agreement; and
 - d. complete construction of the improvements within one (1) calendar year of the commencement of said construction; and
 - c. provide the City, on a monthly basis, a copy of any financial report that The Asparagus Group will submit to the Comptroller of the State of Texas ("Comptroller") relating to The Asparagus Group remission of sales taxes collected in City as a result of the operation of the restaurant described in Paragraph 1a., above (the "Report"), and
 - d. consent to the State of Texas releasing these monthly reported figures along with any State audit adjustments to the City, and to facilitate same with Comptroller.
2. The City agrees:

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

- a. to waive all fees for the building permit(s) for the initial redevelopment and improvements to the Property. This waiver shall apply to building, plumbing and electrical work for permits sought up to 12 months from the date of this Agreement.
- b. to keep the Reports confidential, in accordance with the Texas Tax Code, including, without limitation, Section 151.027, to the extent allowed by law, and
- c. to rebate, on a monthly basis, after receiving the Report, upon confirmation from the State and any State audit adjustments, sales tax revenue received by the City from the Comptroller which is verifiably connected to taxable business activities at the Property, according to the following schedule, and in conformance with the limitations described below in Section 1.d:

Each year shall commence on the date the City first receives sales tax revenue from the Comptroller relating to the activities covered by this Agreement, or on the anniversary date of signing of the Agreement, whichever occurs earlier ("Commencement Date").

- d. The sales taxes to be rebated shall include only the 0.25 per cent percent sales tax payable to the EDC. The EDC agrees to rebate .25 percent of the sales tax collected from The Asparagus Group in an amount not to exceed \$100,000.00, or for a period up and not to exceed ten (10) years, whichever occurs first. Sales tax revenues for the Seabrook Crime Control and Prevention District or City shall not be rebated.

3. Default and Recapture:

- a. This Agreement may be terminated if The Asparagus Group, Inc. refuses, fails or neglects to substantially comply with any of the terms of this Agreement or, if any representation made by The Asparagus Group, Inc. is false or misleading in any material aspect. Termination of this Agreement may be effected if any such default is not cured within sixty (60) days after written notice by the City to The Asparagus Group.
- b. If the City terminates this Agreement as a result of default by The Asparagus Group as set out in Paragraph 2a. above, the Rebate will be immediately abolished and sales tax will be due for the entire tax year in which termination occurred, with interest payable on the amount of sales tax abated by the EDC at the time of default at the maximum legal rate as provided by law, and no rebate shall accrue for all tax years thereafter.
- c. If during the term of this Agreement, The Asparagus Group, or a subsequent owner should discontinue the restaurant operations described in Paragraph 1a. above, then the City shall have the right to recapture all waived

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

permits and inspections fees, and for the EDC's rebated amount, for the entire tax year in which such discontinuance occurs and to terminate this Agreement. In the event of such recapture by the City, the EDC shall be reimbursed by the City from the funds recaptured from The Asparagus Group for the amount of sales tax rebated by the SEDC for the tax year in which such discontinuance occurs.

d. In the event of termination, a bill for the total amounts due will be sent to The Asparagus Group, and The Asparagus Group hereby agrees to pay the total amounts due within sixty (60) days after receipt of the bill. Statutory penalties interest and attorneys fees will accrue if The Asparagus Group fails to timely pay the bill. Nothing in this Agreement shall preclude The Asparagus Group from disputing the bill.

4. Miscellaneous

a. Assignment. The Asparagus Group may assign this Agreement without the City's written consent, but The Asparagus Group shall provide written notice of any such assignment to the City and the EDC at least thirty (30) days prior to such assignment; however, any such assignment shall not relieve The Asparagus Group of its obligations under this Agreement. Any assignee must provide written acknowledgment to the City and the EDC of this Agreement and its terms and conditions. The City may only assign this Agreement with The Asparagus Group express written consent.

b. Authorization. The sales tax abatement agreed to by the EDC described in this Agreement shall be authorized as a project, upon passage of 60 days after notice of publication of the project, absent petition filed with City Council, and upon final adoption by City Council of the City by resolution as required by law, as permitted pursuant to the Texas Local Government Code Chapters 501 and 505.

c. Notice. Any notice required under the provisions of this Agreement shall be in writing and delivered in person, by fax or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the City, and the EDC, or to The Asparagus Group, at the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

The Asparagus Group
PO Box 1188

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

Kemah, TX 77565

City	City of Seabrook City Manager 1700 First Street Seabrook, TX 77586
------	---

EDC	Seabrook Economic Development Corp. ATTN: EDC President 1700 First Street Seabrook, TX 77586
-----	---

Each party may designate a different address by giving the other parties written notice.

d. Binding Agreement. This Agreement has been duly executed and delivered by both parties and constitutes a legal, valid and binding obligation of the parties. Each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.

e. Amendment. This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the parties hereto.

f. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The State of Texas shall have jurisdiction over this Agreement and the parties hereto, and venue of any legal action filed by either the City, the EDC, or The Asparagus Group, shall exclusively be in Harris County, Texas.

g. Severability. In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

h. Execution. The City executes this Agreement by and through the City Manager acting under the Order and authorization of the City Council of the City of Seabrook, Texas. EDC executes this Agreement by and through the Board

Res. No. 2013-13, Exhibit A
Agreement with Asparagus Group for Economic Incentives

President, pursuant to vote of authorization by the EDC Board of Directors. The Asparagus Group executes this Agreement by and through its duly authorized agent, President, Barry Terrell. The parties further agree that this Agreement may be executed in multiple counterparts, each of which shall be considered an original.

CITY OF SEABROOK, TEXAS

BY: Kelly Templin
City Manager

DATE: _____, 2013

ATTEST:

Michele L. Glaser, TRMC
City Secretary

SEABROOK ECONOMIC DEVELOPMENT CORPORATION

BY: Paul Dunphey,
Board President

DATE: _____, 2013

ATTEST:

Terry Chapman,
Board Secretary

THE ASPARAGUS GROUP, LLC:

BY: Barry Terrell,
President and authorized agent

DATE: _____, 2013



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: City of Seabrook

Date Submitted: 6/11/2013 8:22:19 AM

Presenter: Sean Landis

Description/Subject:

Request for an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning," Article 4, "Special Use Regulations," Section 4.10, "Planned Unit Developments," by revising Subsection, 4.10.02 "PUD Locations".

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Purpose/Need: NA

Background/Issue(What prompted this need):

Recently it has come to staff's attention that an individual is prohibited by ordinance from submitting a Planned Unit Development (PUD) if the property is currently located within the (R-1) Single Family Detached Residential District or (OS) Old Seabrook District. It is staff's opinion to limit the ability of a property owner/developer to submit a PUD plan based on the zoning district assigned initially to the property is unnecessary. An applicant proposing a Planned Unit Development (PUD) is required by ordinance to obtain a recommendation from the Planning and Zoning Commission along with final approval from City Council prior to proceeding with any type of construction.

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.

When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.

In many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot design. Within the City of Seabrook, and in conformance with the goals, objectives, and policies of Comprehensive Master Plan 2030, the PUD designation is aimed at the following purposes:

- A. To encourage a more efficient use of land;
- B. To reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need shelter;
- C. To lessen the burden of traffic on streets and highways;
- D. To provide common open space for the utilization of neighborhood residents;
- E. To encourage urban design that results in smaller networks of utilities and streets;
- F. To provide for a procedure that can relate the type, design, and layout of urban development to the respective site and the particular demand for land uses in a manner consistent with the preservation of property values within established parts of the City of Seabrook;
- G. To provide for a more desirable environment than would be possible through the strict application of other sections of this ordinance.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Staff is proposing the following modifications be made to Appendix A, Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10.02.:

4.10.02. PUD location:

PUD designation may be applied to property located within any zoning district within the City of Seabrook. ~~[Except in the R-1 single-family detached residential district and in the OS Old Seabrook district.]~~ PUD designation shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council.”

The proposed changes to the zoning code were recommended by the Planning & Zoning Commission by unanimous vote at their regular meetings on April 18, 2013.

Attachments:

(Please list description of attachments and number of pages in each attachment)

Proposed Ordinance 2013-08

April 18, 2013 Planning and Zoning Official Report

April 18, 2013 Planning and Zoning Minutes

Fiscal Impact:	Budgeted	No	Finance Review:	Officer
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

Approval

Agenda Language:

Approve second and final reading of proposed Ord. No. 2013-08, "Standards for Planned Unit Developments." (P&Z/Landis)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

**CITY OF SEABROOK
ORDINANCE NO. 2013-08
STANDARDS FOR PLANNED UNIT DEVELOPMENTS**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING," ARTICLE 4 "SPECIAL USE REGULATIONS," SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY REVISING SUBSECTION, 4.10.02 "PUD LOCATIONS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

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

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Seabrook have studied the present provisions of the Code of Ordinances of the City of Seabrook and have determined the need to revise the provisions relative to standards for planned unit developments in an effort to provide for orderly growth and protection of the health, safety and welfare of the inhabitants of the City of Seabrook; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the Comprehensive Zoning Ordinance and law; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK,
STATE OF TEXAS:**

SECTION 1. FINDINGS OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

**SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE,
APPENDIX A, ARTICLE 4.**

The Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations," Section 4.10, "Planned Unit Developments," is amended by revising subsection 4.10.02 entitled "PUD location", as specifically provided hereafter:

"4.10.02. PUD location:

PUD designation may be applied to property located within any zoning district within the City of Seabrook. ~~[Except in the R-1 single-family detached residential district and in the OS Old Seabrook district.]~~ PUD designation shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council."

SECTION 3. INCORPORATION INTO THE CODE, PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code of Ordinances, Section 1-15 "General Penalty" and Appendix A, 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of an offense and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 5. SEVERABILITY.

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

SECTION 6. NOTICE.

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

PASSED AND APPROVED on first reading this 4th day of June, 2013.

PASSED AND APPROVED on second and final reading this 18th day of June, 2013.

BY: _____
Glenn R. Royal, Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

**Planning & Zoning Commission
OFFICIAL REPORT**

The Planning and Zoning Commission of the City of Seabrook met on April 18, 2013 to hold a meeting to consider:

Request for amendments to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

**THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING
RECOMMENDATION:**

APPROVAL ☐ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☒ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on April 18, 2013, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

To delete "except in the R-1 single-family detached residential district and in OS Old Seabrook district." from 4.10.02. PUD location - per recommendation in Staff report

VOTE:

AYE

NAY

ABSTAINED

ABSENT

INITIAL

Rosebud Caradec

X

Mike DeHart

X

Buddy Hammann

X

Bolivar Lewis

X

Dodie Miller

X

Michael Potts

X

Michael Sharpe

X

RLC
MD
BH
BL
DM
MS

ATTEST:

Alesia L. Hammock
Alesia L. Hammock
Secretary

Michael Potts
Michael Potts, Chairman
Planning & Zoning Commission

The Seabrook Planning and Zoning Commission met on Thursday, April 18, 2013 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

MICHAEL POTTS	CHAIRMAN
BUDDY HAMMANN	VICE CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER
BOLIVAR LEWIS (Excused Absence)	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
ALESIA HAMMOCK	SECRETARY

Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARING

2.1 Review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Sean Landis stated that recently it has come to staff's attention that an individual is prohibited by ordinance from submitting a Planned Unit Development (PUD) if the property is currently located within the (R-1) Single Family Detached Residential District or (OS) Old Seabrook District. In staff's opinion to limit the ability of a property owner/developer to submit a PUD plan based on the zoning district assigned initially to the property is unnecessary. An applicant proposing a Planned Unit Development (PUD) is required by ordinance to obtain a recommendation from the Planning and Zoning Commission along with final approval from City Council prior to proceeding with any type of construction

Mr. Landis stated that 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.

He stated that when a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.

He also stated that in many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing,

and socially integrated than the standard lot design. Within the City of Seabrook, and in conformance with the goals, objectives, and policies of Comprehensive Master Plan 2030, the PUD designation is aimed at the following purposes:

- A. To encourage a more efficient use of land;
- B. To reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need shelter;
- C. To lessen the burden of traffic on streets and highways;
- D. To provide common open space for the utilization of neighborhood residents;
- E. To encourage urban design that results in smaller networks of utilities and streets;
- F. To provide for a procedure that can relate the type, design, and layout of urban development to the respective site and the particular demand for land uses in a manner consistent with the preservation of property values within established parts of the City of Seabrook;
- G. To provide for a more desirable environment than would be possible through the strict application of other sections of this ordinance.

Mr. Landis stated that Staff is proposing the following modifications be made to Appendix A, Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10.02.:

4.10.02. PUD location: PUD designation may be applied to property located within any zoning district within the City of Seabrook. except in the R-1 single-family detached residential district and in the OS Old Seabrook district. PUD designation shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council.

3.0 NEW BUSINESS – The Commission will discuss, consider, and if appropriate, take action on the items listed below.

3.1 Discussion, consideration and possible action concerning the review proposed text changes to Appendix A. Comprehensive Zoning, Article 4. Special Use Regulations, Section 4.10. Planned Unit Developments.

Motion was made by Mike DeHart and seconded by Buddy Hammann

To delete “except in the R-1 single-family detached residential district and in OS Old Seabrook district.” from 4.10.02. PUD location per recommendation in Staff report.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the March 21, 2013 meeting.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approved the minutes from the March 21, 2013 meeting as written.

Ayes: DeHart, Hammann, Miller, Potts, and Sharpe
Nays: None
Abstained: Caradec

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

5.0 ROUTINE BUSINESS

5.1 Discussion and Consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

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

Sean Landis gave a brief report.

5.3 Discussion with staff and P&Z Commission to establish future agenda items and meeting dates.

Chairman Potts stated that the next meeting will be on May 16, 2013 and the following will be discussed:

- Rezoning requests – R-2 to OS
- Rezoning requests – C-3 to R-3

Motion was made by Buddy Hammann and seconded by Michael Sharpe

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:29 p.m.

APPROVED THIS 16th DAY OF MAY, 2013.



Michael Potts, Chairman



Alesia Hammock, Secretary



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: WMF Investments (Bill Date Submitted: 6/5/2013 10:36:03 AM)
Friedrichs)

Presenter: Sean Landis

Description/Subject:

A request to rezone 16.27 acres from a Tract of land being a 22.6755 acre Tract out of the Ritson Morris Survey, Abstract 52, being part of lots nineteen (19), twenty (20), and twenty-one (21) of the Ruggle's Subdivision from the current classification of C-3 (Commercial-Heavy) to R-3 (Residential-Medium Density). A Public Hearing was held at the Planning and Zoning Commission Meeting on May 16, 2013.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Applicant: WMF Investments (Bill Friedrichs)

Legal Description:

TR 21E 1803.08 ft of Lots 19& 20& adj.93.13 ft of Lot 21, Ruggles West, of Harris County, Texas.

The property lies east of SH 146, due north of Seabrook Circle and south of Bayview Drive.

Request: The applicant is requesting a zoning change from the current classification of C-3 (Commercial-Heavy) to R-3 (Residential-Medium Density).

Purpose/Need: Policy Issue

Background/Issue(What prompted this need):

Mr. Friedrichs request is to rezone the aforementioned property to R-3 (Residential-Medium Density) to allow for construction of approximately 228 unit apartment complex. The property being 22.6755 acres, the applicant wishes to rezone the eastern 16.27 acres R-3 leaving the remaining frontage 6.4055 acres C-3 (Commercial-Heavy) for possible future retail or medical development.

The zoning of the surrounding properties are as follows:

Northern Boundary C-2 (Medium-Commercial)

- Eastern Boundary R-1 (Single-Family Detached Residential)
- Southern Boundary C-3 (Commercial-Heavy)

R-2 (Single-Family Detached Small Lots)

- Western Boundary R-1 (Single-Family Detached Residential

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Attachments:

(Please list description of attachments and number of pages in each attachment)

P&Z 05-16-2013 Draft Minutes

Photos of the area to be rezoned.

Photo of zoning map

Objection Letter from Dr. Marcus Aquino

Ord. No. 2013-09

Fiscal Impact:	Budgeted	No	Finance	Officer
			Review:	
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

New Business

Suggested Motion:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 4-1-1 vote at the regular meetings held on May 16, 2013.

Aye: Miller, Caradec, Lewis, Dehart

Nay: Sharpe

Abstained: Potts

Absent: Hammann

Agenda Language:

Consider first reading of proposed Ordinance No. 2013-09, "Amendment to the Official Zoning Map to Rezone 16.27 acres of land from a portion of Ruggle's Subdivision from C-3 to R-3." (Applicant/P&Z)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20),

AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDES FOR SEVERABILITY.

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

ORDINANCE NO. 2013-09
AMENDMENT TO THE OFFICIAL ZONING MAP
TO REZONE 16.27 ACRES FROM A PORTION OF RUGGLE'S SUBDIVISION
FROM C-3 (COMMERCIAL-HEAVY)
TO R-3 (RESIDENTIAL-MEDIUM DENSITY)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 16.27 ACRES, FROM A TRACT OF LAND BEING A 22.6755 ACRE TRACT OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, BEING PART OF LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21) OF THE RUGGLE'S SUBDIVISION, HARRIS COUNTY, TEXAS FROM C-3 MEDIUM COMMERCIAL DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDES FOR SEVERABILITY.

WHEREAS, the applicant, William M. Friedrichs applied for a zoning change for 16.27 acres of land consisting of a portion from a Tract of land being a 22.6755 acre tract situated in Abstract 52 of the Ritson Morris Survey, being parts of lots Nineteen (19), Twenty (20), and Twenty-One (21) of the Ruggle's Subdivision, Harris County, Texas, located to the east of Bayport Boulevard and to the north of Seabrook Circle; and

WHEREAS, all public notices have been published, mailed and provided in accordance with statute and Appendix A of the City Code of Ordinances (Zoning Code); and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, public hearings on such request; and

WHEREAS, the Planning and Zoning Commission recommended this zoning change at its meeting of May 16, 2013, and has made its final report;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

Ordinance No. 2013-09

Page 2

SECTION 1. FINDINGS.

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

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning 16.27 acres of land consisting of a portion from a Tract of land being a 22.6755 acre tract situated in Abstract 52 of the Ritson Morris Survey, being parts of lots Nineteen (19), Twenty (20), and Twenty-One (21) of the Ruggle's Subdivision, Harris County, Texas, located along and east of Bayport Boulevard and to the north of Seabrook Circle from C-3 Commercial-Heavy District to R-3 Residential-Medium District.

The property to be rezoned is shown on the survey, identified as Exhibit A, the property location map, identified as Exhibit B, and the metes and bounds description (of the 22.6755 acre tract from which the 16.27 acre tract made the basis of this rezoning) being identified as Exhibit C, all of which said Exhibits which are incorporated herein by reference.

Upon passage of this Ordinance, the official zoning map of the City of Seabrook shall be amended to reflect this change.

SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 5. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the

Ordinance No. 2013-09

Page 3

City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 18th day of June, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 2nd day of July, 2013.

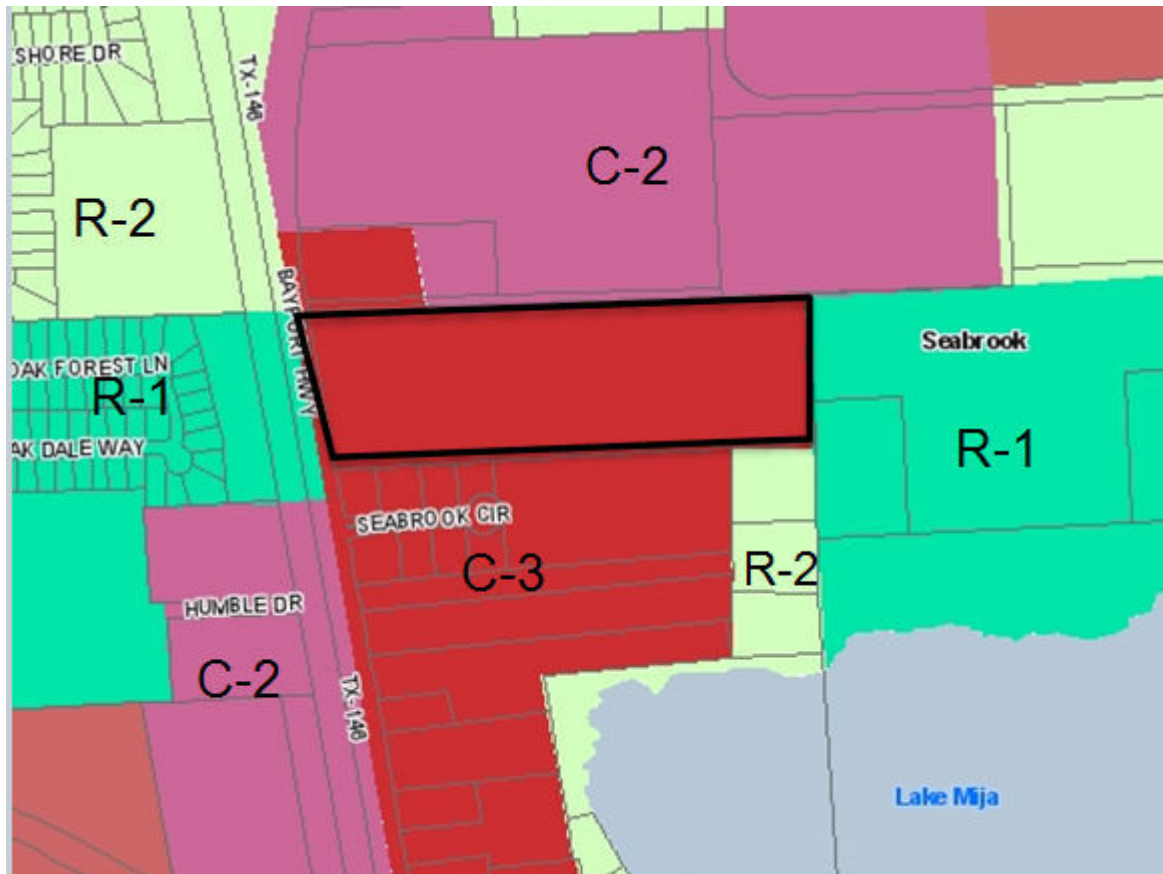
By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney





***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, JUNE 18, 2013

Submitter/Requestor: Mark Caldwell

Date Submitted: 6/5/2013 9:28:15 AM

Presenter: Sean Landis

Description/Subject:

A request to rezone 4.39 acres of Lots One (1) – Seven (7), Inclusive, Block One (1) and Lots One (1) – Seven (7), Inclusive, Block Two (2) of the Baybrook Subdivision, Section 1, a Subdivision in Harris County, Texas from the current classification of R-2 (Single-Family Detached Residential District-Small Lots) to OS (Old Seabrook). A Public Hearing was held at the Planning and Zoning Commission Meeting on May 16, 2013.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Applicant: OS Village, LLC (Mark Caldwell)

Legal Description:

Lots One (1) – Seven (7), Inclusive, Block One (1) and Lots One (1) – Seven (7), Inclusive, Block Two (2) of the Baybrook Subdivision, Section 1, a Subdivision in Harris County, Texas.

The property lies east of North Meyer, north of First Street and south of Brookwood Court.

Request: The applicant is requesting a zoning change from the current classification of R-2 (Single-Family Detached Residential District-Small Lots) to OS (Old Seabrook).

Purpose/Need: Policy Issue

Background/Issue(What prompted this need):

OS Village, LLC (owner) is requesting that its property on N. Meyer be rezoned from R-2 to OS in compliance with the spirit and intent of the 2030 Comprehensive Plan and current zoning regulations.

OSVillage is the owner and developer of an assemblage of contiguous properties totaling approximately 14 acres on N. Meyer in Old Seabrook. Approximately 9.5 acres of the property is currently zoned OS with the remainder of approximately 4.5 acres currently zoned R-2. The properties were purchased together and OSVillage intends to develop the property as a single community named “Old Seabrook Village”. Rezoning of the 4.5 acres would simply extend the existing OS zoned area of Seabrook by several acres.

OSVillage believes that highest and best use of the property aligns with the Old Seabrook zoning described in the zoning code as: *“the district (OS) is designed to enhance the special characteristics of Seabrook, the small town character, its waterfront and to create a unique place”*. These permitted uses in OS zoning promote the “mixed use” nature of Seabrook, including the concurrent use of properties as “live-work”, bringing together new residents and new business services for the benefit of all Seabrook residents. This combination of residential/business uses is promoted in OS but prohibited in R-2, thus the need to rezone to OS.

In the spirit of a “village concept”, OSVillage envisions Old Seabrook Village as the embodiment of the intent of the Old Seabrook zoning, creating a consolidated community to live, work and enjoy the pedestrian friendly, waterfront nature of our property. The business uses generate sales tax revenue, while the new residents will support both the existing and new businesses. Both are necessary components for a sustainable Old Seabrook Village and are the core of their development plan.

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Impacted Parties(Expected/Notified):**Miscellaneous Comments:**

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Attachments:

(Please list description of attachments and number of pages in each attachment)

P&Z 05-16-2013 Draft Minutes

P&Z 05-16-2013 Official Report

Photo of zoning map

Ord. No. 2013-10

Fiscal Impact:	Budgeted	No	Finance Review:	Officer
	Budget Amendment Required	No		
	Future/Ongoing Impact	No		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

New Business

Suggested Motion:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a unanimous vote at the regular meetings held on May 16, 2013.

Aye: Caradec, DeHart, Lewis, Miller, Potts, and Sharpe

Absent: Hammann

Agenda Language:

Consider first reading of proposed Ordinance No. 2013-10, Amendment to the Official Zoning Map to Rezone Blocks 1 and 2 of Baybrook Subdivision, Section 1 from R-2 to OS. (Applicant/ P&Z)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES CONSISTING OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES

INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDES FOR SEVERABILITY.

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

ORDINANCE NO. 2013-10
AMENDMENT TO THE OFFICIAL ZONING MAP TO
REZONE BLOCKS 1 AND 2 OF BAYBROOK SUBDIVISION, SECTION 1,
FROM R-2 TO OS

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.39 ACRES CONSISTING OF LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK ONE (1) AND LOTS ONE (1) – SEVEN (7), INCLUSIVE, BLOCK TWO (2) OF THE BAYBROOK SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT-SMALL LOTS TO OS OLD SEABROOK DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDES FOR SEVERABILITY.

WHEREAS, the applicant, OS Village, LLC has applied for a zoning change for 4.39 acres consisting of Lots One (1) – Seven (7), inclusive, Block One (1) and Lots One (1) – Seven (7), inclusive, Block Two (2) of the Baybrook Subdivision, Section One (1), a Subdivision in Harris County, Texas located east of North Meyer, north of First Street and south of Brookwood Court; and

WHEREAS, all public notices have been published and mailed in accordance with state and city laws and whereas all required public hearings have been held; and

WHEREAS, the Planning and Zoning Commission recommended this zoning change at its meeting of May 16, 2013, and has made its final report;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS.

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

Ordinance No. 2013-10

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SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning 4.39 acres consisting of Lots One (1) – Seven (7), inclusive, Block One (1) and Lots One (1) – Seven (7), inclusive, Block Two (2) of the Baybrook Subdivision, Section One (1), a Subdivision in Harris County, Texas located east of North Meyer, north of First Street and south of Brookwood Court from R-2 Single-Family Detached Residential District-Small Lots to OS Old Seabrook District.

The property to be rezoned is shown on the property map identified as Exhibit A which is made a part of this Ordinance.

Upon passage of this Ordinance, the official zoning map of the City of Seabrook shall be amended to reflect this change.

SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 5. SEVERABILITY.

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

Ordinance No. 2013-10

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SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 18th day of June, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 2nd day of July, 2013.

By: _____
Glenn Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney



**CITY OF SEABROOK
PARADE, CARNIVAL, SHOW, FESTIVAL,
SPECIAL OR COMMUNITY EVENT
APPLICATION**

Date of Application: _____ Name of Applicant: Lori Westerman

Full Address of Applicant: 1209 N. Meyer Seabrook, Tx 77586

Day Time Phone 281 733-6080 Night time phone 281 733-6080

e-mail address: Cakes@cakeplace.com

Name of Organization, Firm or Corporation on whose behalf this application is made:
Seabrook Assn

Address of Organization (if different from above): _____

City Seabrook State TX Zip Code 77586

Phone Number of Organization (if different from above): () _____

Is the organization recognized as a non-profit organization for tax purposes? yes

Requested Date(s) and Times of the Event:
JUNE 21st 2-4 setup 4-8:30
JULY 19th

Location of the Event: 2nd ST Between Todville & Meyer Hall

Will any portion of this event be held on city property? If so, where?
2nd ST BETWEEN TODVILLE & MEYER HALL

Note: If you will hold the event in a city park or facility, you must also complete an additional application to use city facilities.

Give a brief description of the event: City wide GARAGE/CRAFT/SIDEWALK
SALE with music

Benefiting the "Children at Risk"

Estimated No. of Workers 30-40 Estimated No. of Attendees 300 throughout the day

Will the event be held in a parking area? NO If so, how many parking spaces will be temporarily lost? _____

How many parking spaces are you providing for the event? will use school & city lot near community center

Will alcohol be served? NO If so, you are required to pay an additional deposit if you wish to serve alcohol on city property. You must also contact the Texas Alcoholic Beverage Commission.

Will admission be charged for this event? NO general admission only vendors will be charged

Do you want to display temporary signs or banners to advertise this event? yes

Number of signs for this event 40 Complete the sign permit application attached to the packet. Please note that signs may only be displayed on private property, with the property owners' permission and with a city permit. Signs are not permitted in any street rights-of-way.

If this event is a parade, please answer the following additional questions.

Proposed Route (Attach Map): _____

Estimated number and kind of animals to be used: _____

Estimated number of parade participants including, animals and riders, bicycle riders, animal-drawn vehicles, floats motor vehicles, motorized displays and marching units or organizations, such as bands, color-guards, and drill teams:

THIS SECTION NEEDS TO BE COMPLETED IN ORDER TO PROCESS YOUR APPLICATION.

This application has been reviewed by the Seabrook Police Chief or designee and the signature below verifies that adequate provisions for security have been made by the applicant.

CAPT. SEAN WRIGHT
Print name
Police Department Representative

5-21-13
Date Approved

CAPT. Sean Wright
Signature
Police Department Representative

Comments: 1 OFFICER AT EACH END of Street. for
DURATION of Street Closure. Total of 2 officers from 2p-8:30p
* No OFFICER Requested for Security traffic ONLY.

I have enclosed the following items as part of my application and have initialed each relevant item:

- ☒ completed applications form including approval by the Seabrook Police Department.
- ☐ If the event is to be held on city property, an additional application for the use of city facilities.
- ☒ Permit fee in the amount of \$ 50.00. (Non-profit organizations may substitute a letter of request to the City Council requesting a waiver of the permit fee.

4. ☒ If event is a parade a deposit fee of _____ is included. Deposits are not waived.
5. ☒ A certificate of insurance, naming the City of Seabrook as certificate holder. This insurance provides protection of not less than \$100,000 against liability for damages to property and protection of not less than \$100,000 for protection of injury to the death of one person and of not less than \$300,000 for protection against injury to death of two or more persons in a single accident or occurrence. (A sample certificate of insurance is enclosed.)
6. ☒ For special events, a site plan is attached as required by the Code of the City of Seabrook, Section 4.07. (See attached excerpt.)
7. ☐ For parades, a map showing the parade route is attached.

NO APPLICATION WILL BE ACCEPTED UNLESS ALL ITEMS LISTED ABOVE ARE PROVIDED.

As applicant, I certify that all information contained in this application is true and correct to the best of my knowledge. I state that I am fully authorized to act and contract for any persons, organizations, firms or corporations on whose behalf this application is made. As applicant for the above organization, I do contract and agree that they will jointly and severally, indemnify and hold the City of Seabrook harmless against liability for any and all claims for damage to property or injury to or death of persons arising out of or resulting from the issuance of the permit or the conduct of the participants. As applicant, I understand that I may be held liable as principal in place of the organization for the cost of cleaning or repairing city property which may have sustained damage as a result of the special event. I understand that a special events permit may be issued for no more than five consecutive days. If the permit is granted, I, as representative, agree to adhere to all city ordinances regarding the special event.

I understand that if I am applying to use a city park, community house or other city facility to hold this event, additional applications and fees will be required. I also understand that all required applications, accompanying documents and fees must be submitted to the City Secretary's Office at least 30 days prior to the date of the event, and that the event may not be held without approval of the Seabrook City Council. I have read and have agreed to the above conditions.

Signature of Applicant

Printed Name of Applicant

Date Submitted

FOR OFFICE USE ONLY

Reviewed by City Secretary _____ Date _____

If applicable: Fire Marshal notified _____ Building Official Notified _____ City Mgr _____

This application has been reviewed by the Seabrook City Council on _____
and has been **APPROVED** **DENIED**.

The following conditions are placed upon this event: _____

Seabrook Association
P.O. Box 1107
Seabrook, TX 77586

May 30, 2013

To Whom It May Concern:

The Seabrook Association would like to hold a city wide Sidewalk sale (garage sale/vendors/crafts/etc) Friday, July 19, 2013 benefitting the Children at Risk program. The plan is to hold the event in the afternoon on Friday and into the evening encouraging folks to enjoy the community sale, Old Seabrook & Seabrook business and stay to watch the Kemah fireworks from 2nd street.

We are asking for permission to close 2nd street from 1:30pm – 9pm from Hall St. to Todville Rd. Citizens would pay a nominal fee for a 10x10' area to set up their tables and displays to sell any household goods, garage sale items, crafts, clothes, jewelry, etc. We are encouraging local business to also set up space to sell food, drinks, and other goodies. Proceeds from this event will go to Children at Risk who will have a table set up so members of the community will be more aware of this worthwhile charity.

Seabrook Assn members are working hard to arrange for music/entertainment for this 1st annual Citywide Sidewalk sale.

We ask you approve our application and waive the permit fees so more money can go to help the Children at Risk program.

If I can answer any questions or be of further assistance, please contact me at 281-733-6080 or at cakes@cakeplace.com.

Sincerely,

A handwritten signature in blue ink that reads "Lori Westerman". The signature is fluid and cursive, with the first name "Lori" being more prominent than the last name "Westerman".

Lori Westerman
Seabrook Association President

EAST MEYER

School/Ball Park

PARKING

CITY HALL

PARKING

N. MEYER

HAMMER

2nd

HALL ST

WATER

GAZEBO

See 2nd page for EVENT DETAILS

CLOSE STREET
TO THROUGH
TRAFFIC

TODVILLE Rd

BAY

OLD

SEABROOK

Hall

GAZEBO

TRASH

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TRASH

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TRASH

TRASH

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Porta Potties

Todville

ACTION ITEM CHECK LIST STATUS

#	STATUS	DATE ASSIGNED	NEXT REVIEW DATE	PROPOSED CLOSURE DATE	RESPONSIBLE ORGANIZATION	City Council RESPONSIBILITY	PLANNING OBJECTIVE #	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM	STATUS AND DATE
2	OPEN/IN WORK	10/2/2012			Staff/Council			5.5	Form a committee to review uses of Carothers property and bring back recommendations to Council.	Council accepted two recommendations on 11/6/12. Carothers Group to meet to reassess and report to Council.
4	OPEN/IN WORK	12/4/2012			Staff/Council			6.1	Consider transportation alternatives from hotels to new cruise terminal.	Update provided at 2/19 meeting. Ongoing discussions.
5	OPEN/IN WORK	12/4/2012			Staff/P&Z			5.4	Ord. No. 2012-24, "Deleting Existing Point Overlay Sign Regulations" was tabled for staff & P&Z review.	P&Z met on 2/21. Will send to Council at a future date after discussion with business(es).
9	OPEN/IN WORK	1/22/2013			Ad hoc members/city manager			5.2	Ad hoc committee to deal with fire department issues.	Ongoing.
10	OPEN/IN WORK	2/5/2013			City Secretary			3.4	Advertise for new applicants whenever board members terms are expiring.	Ongoing.
11	OPEN/IN WORK	4/2/2013			P&Z/Landis			6.3	Council asked P&Z to allow special advertising for businesses during special events and for new businesses.	P&Z will consider in June, 2013.
14	OPEN/IN WORK	4/2/2013			City Manager			6.2	Meet with city engineers for recommendations concerning safety of left turns from SH 146.	Postponed from consideration on 6/4 as TxDOT is still in the process of formulating various options.

June 2013

G	M	T	W	Th	F	S
						1
2	3	4 Council	5	6 Open Space	7	8
9	10	11	12	13 EDC	14	15
16	17	18 Council	19	20 P&Z	21	22
23	24	25	26	27 POHA Boat Trip	28	29
30						

July 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Council (Budget distributed)	3	4 Kids' Parade City Hall Closed	5	6
7	8	9 Tentative Budget Workshop	10	11 Open Space EDC	12	13
14	15	16 Council	17	18 P&Z No HCMCA	19	20
21	22	23 Tentative Budget Workshop	24	25	26	27
28	29	30 Tentative Budget Workshop	31			

August 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31