



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 20, 2026 - 6:00 PM**

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

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, JANUARY 20, 2026 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

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

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

1.1 Receive announcements from the Mayor, City Council Members, and/or City staff concerning City and community events and City Council liaison updates. *City Council*

1.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

2. PRESENTATIONS

2.1 Presentation of the financial report for November and December, 2025. *Michael Gibbs, Director of Finance*

3. CONSENT AGENDA

3.1 Approve the minutes of the January 6, 2026 Joint meeting with the Planning and Zoning Commission and the January 6, 2026 Regular City Council meeting.

3.2 Approval of the Seabrook Police Department analysis of incident-based data related to motor vehicle stops.

3.3 Consider and take all appropriate action on the second reading of Ordinance 2026-02, an ordinance authorizing the sale to Bay Vista Property Owner's Association all the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane; providing for the determination and payment of fair market value; authorizing conveyance by limited warranty deed; providing conditions precedent; and containing other related provisions.

AN ORDINANCE AUTHORIZING THE SALE TO BAY VISTA PROPERTY OWNER'S ASSOCIATION ALL OF THE RIGHT-OF-WAY GENERALLY LOCATED WITHIN THE GAY VISTA SUBDIVISION, KNOWN AS BAY VISTA DRIVE, ORIGINALLY PLATTED AS PALM DRIVE AND FLAMINGO LANE; PROVIDING FOR THE DETERMINATION AND PAYMENT OF FAIR MARKET VALUE; AUTHORIZING CONVEYANCE BY LIMITED WARRANTY DEED; PROVIDING CONDITIONS PRECEDENT; AND CONTAINING OTHER RELATED PROVISIONS.

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a Public Hearing on a request to amend Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations."

Sean Landis, Deputy City Manager | Planning and Zoning Director

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the first reading of Ordinance No. 2026-03 an amendment to Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations." *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND

3.16.12 (“146-M”) ALL UNDER THE SUBTITLE “SUPPLEMENTARY REGULATIONS” TO SUCH SECTIONS, TO CREATE PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

5.2 Consider and take all appropriate action on Amendment No. 1 to the Capital Improvement Program FY2026. *Gayle Cook, City Manager*

5.3 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$182,179.27 for the renovations of the Seabrook Community House main area through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract. This contract amount exceeds the budgeted capital line item and would require a budget amendment. *Gayle Cook, City Manager*

6. OLD BUSINESS

6.1 Consider and take all appropriate action on the second reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING ORDINANCE 2024-11 FOR UPDATE REVISIONS TO “QUIET WAREHOUSING (PUD) “PLANNED UNIT DEVELOPMENT”, CONSISTING OF 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT (“PUD”) PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, (“PLAN”), MORE PARTICULARLY DESCRIBED IN EXHIBIT “B”; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

7. DISCUSSION

7.1 Discussion and update on the Seabrook Fleet Week activities and events for 2026. *Gayle Cook, City Manager*

7.2 Discussion regarding the implementation of a Code of Conduct for elected

officials. *Jim Sweeney, Mayor of Seabrook, Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

8. EXECUTIVE SESSION

8.1 Conduct a closed session pursuant to Texas Government Code

Section 551.074

Personnel Matters - Discuss City Manager Evaluation and Severance Agreement.

9. OPEN SESSION

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

9.1 Consider and take all appropriate action on a severance agreement in the event of separation of employment between the City of Seabrook, Texas and the City Manager Gayle Cook.

10. ROUTINE BUSINESS

10.1 Establish future meeting dates and agenda items.

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.

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

I certify that this notice was posted on the bulletin board on or before Tuesday, January 13, 2026, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





SEABROOK CITY COUNCIL
JOINT MEETING OF CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION

Mayor Jim Sweeney and Gary Renola, Chair of the Planning & Zoning Commission called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford and Planning & Zoning Commission Members Gary Renola, Jared Justus, Scott Reynolds, Guy Rodgers, Russ Rhodes, Ed Klein, and Byron Hanssen. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Joint Public Hearing on a request for approval for amendments to Ordinance NO. 2024-11 Quiet Warehouse (PUD) Planned Unit Development.

Mayor Sweeney opened the Public Hearing at 5:02 pm.

Assistant City Manager Sean Landis presented the request. **See Attachment A.** He highlighted that a freezer warehouse was not planned for the site and the reference to a freezer warehouse was included in error. He explained that the ordinance referencing same would be corrected before the second reading if approved.

Debra Delucia	929 Mystic Village Ln.	Refrigeration issues and appearance
Robert Zeller	2926 Sea Chanel Dr.	RV Park and design of warehouse and fencing

Mayor Sweeney closed the Public Hearing at 5:24.

3. ADJOURNMENT

Mayor Sweeney and Planning & Zoning Commission Chair Renola adjourned the meeting at 5:25 pm.

Signature Page

APPROVED:

Jim Sweeney
Mayor

DATE:

ATTEST:

Rachel Lewis
City Secretary

APPROVED:

Gary Renola
Planning & Zoning Commission Chair

DATE:

ATTEST:

Community & Economic Development Coordinator
Planning & Zoning Commission



**MEETING MINUTES
JANUARY 6, 2026**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Rob Lamy	1830 Lakeside	Short Term Rentals, squatters
Kelly Stewart	2510 Hollybrook	Warehouse property
Captain Josh Mittleman	2322 Lakewood Yacht Club Dr.	Abandoned boats
AE Morphis	2554 Loganberry Cir	Signed up but decided not to speak
Joe Machol	Seabrook	Warehouse, gun target on front door
Mark Sanford	1928 Bayview Dr.	Warehouse and noise

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events.

Councilmember Kubena announced the following events:

Christmas Tree Recycling until January 9, 2026

Community Shred Day on January 14, 2026

Coffee With A Cop on January 14, 2026

Applications Open for a Place on the Ballot beginning January 14, 2026

City Office Closure on January 19, 2026

1.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

City Manager Gayle Cook presented the update. **See Attachment A.**

2. PRESENTATIONS

2.1 Mayor Sweeney to present a Certificate of Appreciation to the Clear Falls Troubadours for their participation at the Seabrook Veteran's Day event, along with a brief performance by the Troubadours.

Mayor Sweeney presented a Certificate of Appreciation to the Clear Falls Troubadours and the Troubadours presented a performance of the National Anthem.

2.2 Mayor Sweeney to present a Certificate of Appreciation to the Leadership Development Corporation for their participation at the Seabrook Veteran's Day event.

Mayor Sweeney presented a Certificate of Appreciation to the Leadership Development Corporation.

2.3 Presentation to recognize Seabrook Cheese Company as the Seabrook Economic Development Corporation's Business of the Year Award for 2025.

Mayor Sweeney presented the 2025 Business of the Year Award to the Seabrook Cheese Company.

2.4 Presentation of the 2025 Annual Report from Seabrook Economic Development Corporation (SEDC).

Seabrook Economic Development Corporation Chair Paul Dunphey presented the report. **See Attachment B.**

3. CONSENT AGENDA

3.1 Approve the minutes of the December 2, 2025 City Council Meeting.

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the first reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD).

Assistant City Manager presented the recommendation from the Planning & Zoning Commission recommending approval. **See Attachment C.** Councilmember Cervantes asked that the setback area be increased between the warehouse and the homeowners. Councilmember Hammann stated the distance in question was between the warehouse and the RV Park, which was owned by the same owners as the warehouse.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Kubena
Vote:	Passed with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, and Sessum voting in favor, and Councilmember Cervantes voting opposed.

4.2 Consider and take all appropriate action on the first reading of Ordinance 2026-02, an ordinance authorizing the sale to Bay Vista Property Owner's Association all the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane; providing for the determination and payment of fair market value; authorizing conveyance by limited warranty deed; providing conditions precedent; and containing other related provisions.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

4.3 Consider and take all appropriate action on approval of a proposal from Duplantis Design Group, PC (DDG) for professional design services on the North Meyer

Paving project, Seabrook CIP S27, in the amount of \$330,450.00 plus reimbursable expenses and authorize the City Manager to execute the agreement and any associated documents.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present

- 4.4 Consider and take all appropriate action on a proposal with Branch Construction Group for CIP D19 for four (4) outfall locations for repair in an amount of \$158,060.00 and authorize the City Manager to execute the proposal and any associated documents.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 4.5 Consider and take all appropriate action on Task Order 3, Witt O'Briens Professional Services Agreement (PSA) for grant writing services in an amount not to exceed \$40,500.00 for a City application to the U.S. Department of Transportation's (USDOT) Better Utilizing Investments to Leverage Development (BUILD) Grant.**

Motion:	To Approve
Made By:	At-Large Position 3 Tollett
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

- 4.6 Consider and take all appropriate action on approval of a proposal from Honeywell in an amount of \$24,511.81 for a heater unit at the Seabrook Fire Station. This is an unbudgeted item and will require a budget amendment.**

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 4.7 Consider and take all appropriate action on the approval of the purchase of new Court and Council Chambers seating from National Business Furniture through the purchasing cooperative Buyboard for an amount of \$22,235.71 from the Public Educational and Governmental (PEG) Fund.**

Councilmember Cervantes stated this was an unnecessary expense. Councilmember Kubena asked how old the chairs were. City Manager Cook informed him that the

chairs were about 20 years old, and she also stated if the purchase we approved, the old chairs would be sent to auction.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed with Councilmembers, Kubena, Sanford, Hammann, Sweeney, Tollett, and Sessum voting in favor, and Councilmember Cervantes voting opposed.

5. ROUTINE BUSINESS

5.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular City Council meeting was scheduled for January 20, 2026 at 6:00 pm.

Hearing no further business, Mayor Sweeney adjourned the meeting at 6:55 pm.

APPROVED:

Jim Sweeney
Mayor

DATE: _____

ATTEST:

Rachel Lewis, TRMC
City Secretary

Racial Profiling Report | Full

Agency Name: SEABROOK POLICE DEPT.
Reporting Date: 01/08/2026
TCOLE Agency Number: 201222

Chief Administrator: ROLF D NELSON

Agency Contact Information:
Phone: (281) 291-5610
Email: rnelson@seabrooktx.gov

Mailing Address:
1400 COOK ST, SEABROOK, TX, 775863529

This Agency filed a full report

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

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

The SEABROOK POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Rolf Nelson
Chief of Police

Date: 01/08/2026

Total stops: 4326

Street address or approximate location of the stop

City street	2555
US highway	1
County road	66
State highway	1550
Private property or other	154

Was race or ethnicity known prior to stop?

Yes	35
No	4291

Race / Ethnicity

Alaska Native / American Indian	12
Asian / Pacific Islander	121
Black	550
White	3153
Hispanic / Latino	490

Gender

Female	1699
Alaska Native / American Indian	6
Asian / Pacific Islander	40
Black	177
White	1346
Hispanic / Latino	130
Male	2627
Alaska Native / American Indian	6
Asian / Pacific Islander	81
Black	373
White	1807
Hispanic / Latino	360

Reason for stop?

Violation of law	164
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	28
White	113

Hispanic / Latino	20
Preexisting knowledge	13
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	7
Hispanic / Latino	3
Moving traffic violation	3108
Alaska Native / American Indian	10
Asian / Pacific Islander	95
Black	368
White	2334
Hispanic / Latino	301
Vehicle traffic violation	1041
Alaska Native / American Indian	2
Asian / Pacific Islander	23
Black	151
White	699
Hispanic / Latino	166
Was a search conducted?	
Yes	90
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	19
White	60
Hispanic / Latino	9
No	4236
Alaska Native / American Indian	12
Asian / Pacific Islander	119
Black	531
White	3093
Hispanic / Latino	481
Reason for Search?	
Consent	23
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	18

Hispanic / Latino	4				
Contraband	1				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	1				
Hispanic / Latino	0				
Probable	20				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	5				
White	12				
Hispanic / Latino	3				
Inventory	19				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	6				
White	12				
Hispanic / Latino	0				
Incident to arrest	27				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	7				
White	17				
Hispanic / Latino	2				
Was Contraband discovered?					
Yes	28				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	8	Yes	3	No	5
White	17	Yes	1	No	16
Hispanic / Latino	3	Yes	0	No	3
No	62				
Alaska Native / American Indian	0				
Asian / Pacific Islander	2				
Black	11				
White	43				
Hispanic / Latino	6				

Description of contraband	
Drugs	12
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	6
Hispanic / Latino	1
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	5
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	3
Hispanic / Latino	0
Stolen property	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	0
Hispanic / Latino	0
Other	17
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	10
Hispanic / Latino	2
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	2192
Alaska Native / American Indian	5
Asian / Pacific Islander	76
Black	273
White	1619
Hispanic / Latino	219
Citation	2091
Alaska Native / American Indian	7
Asian / Pacific Islander	44
Black	263
White	1508
Hispanic / Latino	269
Written warning and arrest	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	0
Citation and arrest	40
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	13
White	24
Hispanic / Latino	2
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	18
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	6
White	11
Hispanic / Latino	1
Violation of Traffic Law	17
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	4
White	11
Hispanic / Latino	1
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	8
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	4
Hispanic / Latino	0

Was physical force resulting in bodily injury used during stop?

Yes	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	1
No	4325
Alaska Native / American Indian	12
Asian / Pacific Islander	121
Black	550
White	3153
Hispanic / Latino	489

Number of complaints of racial profiling

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

Comparative Analysis

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

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

SEABROOK POLICE DEPT.

01. Total Traffic Stops:	4326	
02. Location of Stop:		
a. City Street	2555	59.06%
b. US Highway	1	0.02%
c. County Road	66	1.53%
d. State Highway	1550	35.83%
e. Private Property or Other	154	3.56%
03. Was Race known prior to Stop:		
a. NO	4291	99.19%
b. YES	35	0.81%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	12	0.28%
b. Asian/ Pacific Islander	121	2.80%
c. Black	550	12.71%
d. White	3153	72.88%
e. Hispanic/ Latino	490	11.33%
05. Gender:		
a. Female	1699	39.27%
i. Alaska/ Native American/ Indian	6	0.14%
ii. Asian/ Pacific Islander	40	0.92%
iii. Black	177	4.09%
iv. White	1346	31.11%
v. Hispanic/ Latino	130	3.01%
b. Male	2627	60.73%
i. Alaska/ Native American/ Indian	6	0.14%
ii. Asian/ Pacific Islander	81	1.87%
iii. Black	373	8.62%
iv. White	1807	41.77%
v. Hispanic/ Latino	360	8.32%
06. Reason for Stop:		
a. Violation of Law	164	3.79%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	3	1.83%

Racial Profiling Analysis Report

iii. Black	28	17.07%
iv. White	113	68.90%
v. Hispanic/ Latino	20	12.20%
b. Pre-Existing Knowledge	13	0.30%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	23.08%
iv. White	7	53.85%
v. Hispanic/ Latino	3	23.08%
c. Moving Traffic Violation	3108	71.84%
i. Alaska/ Native American/ Indian	10	0.32%
ii. Asian/ Pacific Islander	95	3.06%
iii. Black	368	11.84%
iv. White	2334	75.10%
v. Hispanic/ Latino	301	9.68%
d. Vehicle Traffic Violation	1041	24.06%
i. Alaska/ Native American/ Indian	2	0.19%
ii. Asian/ Pacific Islander	23	2.21%
iii. Black	151	14.51%
iv. White	699	67.15%
v. Hispanic/ Latino	166	15.95%
07. Was a Search Conducted:		
a. NO	4236	97.92%
i. Alaska/ Native American/ Indian	12	0.28%
ii. Asian/ Pacific Islander	119	2.81%
iii. Black	531	12.54%
iv. White	3093	73.02%
v. Hispanic/ Latino	481	11.36%
b. YES	90	2.08%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	2.22%
iii. Black	19	21.11%
iv. White	60	66.67%
v. Hispanic/ Latino	9	10.00%
08. Reason for Search:		
a. Consent	23	0.53%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	4.35%
iv. White	18	78.26%
v. Hispanic/ Latino	4	17.39%
b. Contraband in Plain View	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
c. Probable Cause	20	0.46%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	5	25.00%
iv. White	12	60.00%
v. Hispanic/ Latino	3	15.00%
d. Inventory	19	0.44%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	5.26%
iii. Black	6	31.58%
iv. White	12	63.16%
v. Hispanic/ Latino	0	0.00%
e. Incident to Arrest	27	0.62%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	3.70%
iii. Black	7	25.93%
iv. White	17	62.96%
v. Hispanic/ Latino	2	7.41%
09. Was Contraband Discovered:		
YES	28	0.65%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	8	28.57%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	3	
Finding resulted in arrest - NO	5	
iv. White	17	60.71%
Finding resulted in arrest - YES	1	
Finding resulted in arrest - NO	16	
v. Hispanic/ Latino	3	10.71%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	3	
b. NO	62	1.43%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	2	3.23%
iii. Black	11	17.74%
iv. White	43	69.35%
v. Hispanic/ Latino	6	9.68%
10. Description of Contraband:		
a. Drugs	12	0.28%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	5	41.67%
iv. White	6	50.00%
v. Hispanic/ Latino	1	8.33%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	5	0.12%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	40.00%
iv. White	3	60.00%

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	0.00%
e. Stolen Property	2	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
f. Other	17	0.39%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	5	29.41%
iv. White	10	58.82%
v. Hispanic/ Latino	2	11.76%
11. Result of Stop:		
a. Verbal Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Written Warning	2192	50.67%
i. Alaska/ Native American/ Indian	5	0.23%
ii. Asian/ Pacific Islander	76	3.47%
iii. Black	273	12.45%
iv. White	1619	73.86%
v. Hispanic/ Latino	219	9.99%
c. Citation	2091	48.34%
i. Alaska/ Native American/ Indian	7	0.33%
ii. Asian/ Pacific Islander	44	2.10%
iii. Black	263	12.58%
iv. White	1508	72.12%
v. Hispanic/ Latino	269	12.86%
d. Written Warning and Arrest	3	0.07%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	2	66.67%
v. Hispanic/ Latino	0	0.00%

Racial Profiling Analysis Report

e. Citation and Arrest	40	0.92%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	2.50%
iii. Black	13	32.50%
iv. White	24	60.00%
v. Hispanic/ Latino	2	5.00%
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
12. Arrest Based On:		
a. Violation of Penal Code	18	0.42%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	6	33.33%
iv. White	11	61.11%
v. Hispanic/ Latino	1	5.56%
b. Violation of Traffic Law	17	0.39%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	5.88%
iii. Black	4	23.53%
iv. White	11	64.71%
v. Hispanic/ Latino	1	5.88%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	8	0.18%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	50.00%
iv. White	4	50.00%
v. Hispanic/ Latino	0	0.00%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	4325	99.98%
i. Alaska/ Native American/ Indian	12	0.28%
ii. Asian/ Pacific Islander	121	2.80%
iii. Black	550	12.72%
iv. White	3153	72.90%
v. Hispanic/ Latino	489	11.31%
b. YES	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	0.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	0.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	1	100.00%

14. Total Number of Racial Profiling Complaints Received:

1

REPORT DATE COMPILED 01/08/2026



Agenda Briefing

Date of Meeting: January 20, 2026

Responsible Department: Community Development

Presenter:

Briefing Prepared By: Sean Landis

Strategic Focus Area: QUALITY OF LIFE

General Information:

Consider and take all appropriate action on the second reading of Ordinance 2026-02, an ordinance authorizing the sale to Bay Vista Property Owner's Association all the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane; providing for the determination and payment of fair market value; authorizing conveyance by limited warranty deed; providing conditions precedent; and containing other related provisions.

Executive Summary / Background:

At the regular meeting held on December 2, 2025, City Council unanimously approved the sale, abandonment/vacation, and conveyance of the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive and originally platted as Palm Drive and Flamingo Lane. The right-of-way is described as a 60-foot right-of-way comprising a 1.473-acre (64,152-square-foot) tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, according to the map or plat recorded in Volume 58, Page 24 of the Harris County Map Records. Council further directed that title be ordered and the City Attorney prepare the appropriate ordinance.

The City Attorney has prepared Ordinance 2026-02 for City Council's consideration and possible approval.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Ordinance 2026-02

2. Ordinance 2026-02 Exhibit A
3. Ordinance 2026-02 Exhibit B

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

**ABANDON/VACATE AND CONVEY BAY VISTA DRIVE, ORIGINALLY PLATTED AS
PALM DRIVE AND FLAMINGO LANE**

WHEREAS, the City has ascertained the fair market value of the property pursuant to an appraisal prepared by MAI/SRA-certified appraiser Brad Kangieser of Greenbriar Appraisal Company, as set forth in Exhibit B; and

46 **WHEREAS**, the Applicants have agreed to pay the City attorney fees incurred in the
47 process, and any filing, recording, or closing costs; and
48

49 **WHEREAS**, the City Council finds that fair market value of \$167,000.00 as determined
50 by the appraisal shall constitute the minimum acceptable compensation for conveyance; and
51

52 **WHEREAS**, upon execution of an acceptance of this Ordinance by the Applicants and
53 upon payment of all required fees and compensation, this Ordinance shall become final and non-
54 executory; and
55

56 **WHEREAS**, as a condition precedent to conveyance, the Applicants shall grant an
57 easement for perpetual ingress and egress for the benefit of all abutting properties within the Bay
58 Vista Subdivision, including access for emergency services, utility repair, and trash disposal for
59 the City; and such access shall also be granted to all franchise utility companies; and
60

61 **WHEREAS**, as a condition precedent to conveyance, the Applicants shall grant a blanket
62 utility easement encompassing the full limits of the roadway being conveyed to the City, together
63 with all franchise utilities; and
64

65 **WHEREAS**, all public notices have been posted and published and all required hearings
66 on this matter have been held in accordance with the city's ordinance and law; now, therefore,
67

68 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**
69 **STATE OF TEXAS:**
70

71 **SECTION 1. FINDING OF FACT.**
72

73 That the facts and matters set forth in the preamble of this Ordinance are hereby found to
74 be true and correct. The fair market value as appraised shall constitute the minimum acceptable
75 compensation. The property shall be offered for sale exclusively to the Applicants for an amount
76 equal to or greater than the appraised value. If the Applicants fail to pay the appraised value, no
77 conveyance shall occur. If the Applicants fail to establish the required utility easement or
78 perpetual ingress and egress easement, no conveyance shall occur. This Ordinance becomes final
79 only upon payment of all required costs and execution of the acceptance.
80

81 If the transaction remains unconsummated one (1) year from the date of passage, this Ordinance
82 shall expire.
83

84 **SECTION 2. AUTHORIZATION TO EXECUTE DOCUMENTS**
85

86 The Mayor is authorized to execute all instruments necessary to convey the property
87 upon satisfaction of all conditions and payment of all required funds.
88
89
90
91
92

SECTION 3. ACCEPTANCE AND PAYMENT

This Ordinance shall not take effect until the Applicants execute a written acceptance and submit full payment in good funds of all costs, fees, and the appraised fair market value.

SECTION 4. MUTUAL EXECUTION OF DOCUMENTS

The City and the Applicants agree to execute all documents necessary to effectuate the intent of this Ordinance.

SECTION 5. FORM OF CONVEYANCE; CONDITIONS PRECEDENT

Conveyance shall be made by Limited Deed Without Warranty, subject to all existing easements of record, including the ingress/egress easement and the blanket utility easement referenced herein, as well as all public utilities currently in place.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 7. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any 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 8. NOTICE BY PUBLICATION

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 with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 6th day of January 2026.

PASSED AND APPROVED on final reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of January 2026.

By: _____
James J Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney

**METES AND BOUNDS
OF PLATTED STREETS
GAY-VISTA SUBDIVISION
VOLUME 58 PAGE 24
HARRIS COUNTY MAP RECORDS**

BEING a 1.473 acre (64,152 square feet) tract of land situated in the Ritson Morris Survey A-52, Harris County, Texas, and being all of the roadways as platted in GAY-VISTA SUBDIVISION, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 058, Page 024 of the Harris County Maps Records (H.C.M.R.), said 1.473 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a found pinched top iron pipe in the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) being the southwest corner of Lot 4 of said GAY-VISTA SUBDIVISION;

THENCE S 87°27'58" E, along and with the said north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 4, a distance of 65.00 feet to a found pinched top iron pipe, being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears N 47°31'33" E for a distance of 35.36 feet, along the arc of said curve for a distance of 39.28 feet to found pinched top iron pipe;

THENCE N 02°31'05" E, along and with the northwest line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the southeast line of said Lot 4 a distance of 25.22 feet to a found 1 inch iron pipe, being the point of curvature of a curve to the right;

THENCE, along said tangent curve to the right with a radius of 45.00 feet, the chord of which bears S 56°34'31" E for a distance of 77.22 feet, along the arc of said curve for a distance of 189.92 feet to found iron rod with cap stamped VILLA 6751 for southwest corner of Lot 5 and the northwest corner of Lot 6 of said GAY-VISTA SUBDIVISION

THENCE, along a reverse curve to the left with a radius of 12.00 feet, the chord of which bears S 33°23'31" W for a distance of 12.34 feet, along the arc of said curve for a distance of 12.96 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE S 02°27'08" W, along and with the east line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the west line of said Lot 6 a distance of 65.54 feet to a found pinched top iron pipe being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears S 33°48'36" E for a distance of 29.57 feet, along the arc of said curve for a distance of 31.64 feet to a found 3/4" iron pipe being in the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 6;

THENCE S 70°04'19" E, along and with the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 6 at a distance of 79.50 feet passing a 3/4" iron pipe found for the southeast corner of Lot 6 and the southwest corner of Lot 9 of said GAY-VISTA SUBDIVISION and continuing with the south line of said Lot 9 a total distance of 146.59 feet to a found 3/4" iron pipe being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears N 67°59'36" E for a distance of 33.41 feet, along the arc of said curve for a distance of 36.59 feet to a found 1 inch iron pipe being in the east line of said Lot 9 and the west line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way);

THENCE N 26°03'32" E, along and with the west line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way) and the east line of Lots 7, 8, and 9 of said GAY-VISTA SUBDIVISION a distance of 300.59 feet to a found 3/4" iron pipe;

THENCE N 05°54'58" W, along and with the east line of said Lot 7 a distance of 62.48 feet to a found 1" iron pipe, being in the north line of said GAY-VISTA SUBDIVISION;

THENCE N 84°05'02" E, along and with the north line of said GAY-VISTA SUBDIVISION and the north line of Bay Vista Drive, platted as Flamingo Lane a distance of 109.74 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

EXHIBIT "A"
Page 2 of 2

THENCE S 26°03'39" W, along and with the east line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way) at a distance of 13.75 feet passing the northwest corner of Lot 16A of AMENDING PLAT OF GONZALEZ ADDITION ON BAY VISTA DRIVE, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Harris County Clerk File No. 20140378216 Harris County Map Records, at a distance of 132.00 feet passing the southwest corner of said Lot 16A of AMENDING PLAT OF GONZALEZ ADDITION ON BAY VISTA DRIVE, and the northwest corner of Lot 15 of said GAY-VISTA SUBDIVISION, and continuing with west line of Lots 15, 14, 13, 12, 11, and 10 of said GAY-VISTA SUBDIVISION a total distance of 544.43 feet to a set X in landscape rock, being in the north line of a Private Boat Slip according to said GAY-VISTA SUBDIVISION;

THENCE N 70°50'58" W, along and with the north line of said Private Boat Slip and south line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way) a distance of 60.44 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261; being in the east line of Lot 3 of said GAY-VISTA SUBDIVISION, and the west line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way);

THENCE N 26°03'39" E, along and with the west line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way), and the east line of said Lot 3 a distance of 29.37 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.01 feet, the chord of which bears N 22°41'23" W for a distance of 37.60 feet, along the arc of said curve for a distance of 42.55 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE N 70°04'19" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the north lines of Lots 2, and 3 of said GAY-VISTA SUBDIVISION a distance of 134.04 feet to a to set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 being the point of curvature of a curve to the right;

THENCE, along said tangent curve to the right with a radius of 85.00 feet, the chord of which bears N 42°12'25" W for a distance of 79.46 feet, along the arc of said curve for a distance of 82.68 feet to a found 1/2" iron rod being in the west line of Lot 1 of said GAY-VISTA SUBDIVISION;

THENCE N 14°32'14" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot right of way), and the north line of said Lot 1 distance of 5.70 feet to a found 3/4" iron pipe for corner being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 35.00 feet, the chord of which bears N 51°00'06" W for a distance of 41.60 feet, along the arc of said curve for a distance of 44.55 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE N 87°27'58" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot right of way), and the north line of said Lot 1 distance of 58.65 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 for the northwest corner of said Lot 1;

THENCE N 02°32'02" E, a distance of 60.00 feet to the **POINT OF BEGINNING**.

BASIS OF BEARING: Grid North Texas State Coordinate System, NAD83, South Central Zone.

This property description has been prepared based on a survey made on the ground under the direction of Scott D. Ellis Registered Professional Land Surveyor Reg. No. 6261 dated April 02, 2025 as depicted on survey plat attached hereto and to which reference is hereby made.



Scott D. Ellis

*Ellis Surveying Services, LLC.
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00*

APPRAISAL REPORT OF

A 1.473-Acre Tract of Vacant Land,
located along the east line of Toddville Road
approximately 450 feet south of E Meyer Avenue,
Seabrook, Harris County, Texas 77573

PREPARED FOR

Mr. Steve Belmonte
President
Bay Vista Property Owners Association
2450 S Shore Blvd., Suite 125
League City, Texas 77573

Date of Value: June 18, 2025
Date of Report: November 3, 2025

BY

GREENBRIAR APPRAISAL COMPANY



GREENBRIAR
APPRAISAL COMPANY
Real Estate Appraisers-Consultants

BRAD KANGIESER, MAI, SRA



November 3, 2025

Mr. Steve Belmonte
President
Bay Vista Property Owners Association
2450 S Shore Blvd., Suite 125
League City, Texas 77573

Reference: Appraisal Report of a 1.473-Acre Tract of Vacant Land, located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue, Seabrook, Harris County, Texas 77494.

Dear Mr. Belmonte:

In compliance with your request, the above-referenced property has been visited and appraised as of June 18, 2025. The subject property is one contiguous tract of land containing approximately 64,152 square feet or 1.473 acres located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue, Seabrook, Harris County, Texas 77586. The subject is the current right of way for Bay Vista Drive east of Toddville Road and is improved with asphalt paving. The estimated size is based on the survey provided by the client.

The purpose of this report is to form an opinion of the Market Value of the fee simple estate in the land. The report is based upon our site visit and on research into various factors that influence value. In our opinion, the "as is" Market Value of the fee simple estate, as of June 18, 2025, based on a one year exposure period, is as follows:

\$167,000

Market Value, as further defined in this report, is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus.

In accordance with the definition of Market Value utilized in this appraisal report, the marketing period as set forth in this report represents the time period required to sell the subject property, allowing for currently identified market conditions and factors. Based on the current market conditions, it is the appraisers' opinion that the market value of the subject property is based on an anticipated exposure period of 12 months.

Prior to accepting this assignment, the appraisers concluded that they have the necessary experience and/or knowledge to competently complete the appraisal, and during the preparation of the appraisal, the appraisers have not discovered any areas in the assignment requiring appraisal expertise in which we were lacking.

The above statements of appraiser competency applies to knowledge and/or experience for the real estate appraisal discipline and not other areas of trades, professions or disciplines such as engineering, surveyors, attorneys, etc.

Our site visit did not reveal, nor did we observe, or are we aware of any natural, cultural, recreational, environmental or scientific value influences affecting the subject property. We have not made a specific Americans with Disabilities Act (ADA) compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. The value estimate is predicated on the assumption that no such influences are present that would affect our value conclusions. We have no expertise in these fields and no responsibility is assumed for any such conditions or for any expertise, engineering or other special knowledge required to discover them. Such studies are recommended before these values can be relied on by readers of this report.

To the best of our understanding this report conforms to FIRREA, as well as the rules of the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation.

We certify that we have no interest, present or proposed, in the subject property, that the estimate herein has been reached after investigation, analysis and study of pertinent data, and that our fee is in no way contingent upon the value reached. This appraisal is made subject to our current contingent and limiting conditions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'BK' or similar initials, followed by a period.

Brad Kangieser, MAI, SRA
#TX-1320289-G

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Engagement Letter	D.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- (1) The statements of facts contained in this report are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- (3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- (4) We have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (5) We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (6) Our engagement in this assignment was not contingent upon developing or reporting a predetermined results.
- (7) Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) Our analyses, opinions, or conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- (9) Brad Kangieser has made a personal inspection of the property that is the subject of this report.
- (10) No one provided significant real property appraisal assistance to the persons signing this certification.
- (11) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- (12) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- (13) As of the date of this report, Brad Kangieser, has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.

CERTIFICATION - CONTINUED

- (14) As of the date of this report, Brad Kangieser is a Texas State Certified General Real Estate Appraisers.
- (15) The “as is” market value of the fee simple estate of the subject site, as of June 18, 2025, based on a 12 month exposure period, is as follows:

\$167,000



Brad Kangieser, MAI, SRA
#TX-1320289-G

Extraordinary Assumptions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraisers' opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None.

Hypothetical Conditions

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Identification	One tract of vacant land.
Location	The subject is located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue, Seabrook, Harris County, Texas 77573.
Purpose of the Appraisal	Estimate the Market Value of the subject property as of the date of this appraisal.
Property Right Appraised	Fee Simple Estate.
Land Size	1.473 Acres (64,152 square feet)
Highest and Best Use	As vacant; speculative investment with the most likely future use being in conjunction with adjacent residential properties.
Zoning	R-1, Residential - City of Seabrook
Improvements	None.
Flood Plain Status	The subject site is located in Zone VE; areas determined to be located in the 100-year flood hazard and velocity hazard- FIRM #48201C1085M, January 6, 2017.
OPINIONS OF VALUE	
Sales Comparison Approach - Land Only	\$167,000 (\$2.60 per square foot)
Date of Site Visit	June 18, 2025
Date of Value	June 18, 2025
Date of Report	November 3, 2025
Exposure Period	12 Months
Marketing Time	12 Months

CONTINGENT AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions.

The legal description furnished to us is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good and marketable unless otherwise stated. Any existing liens and encumbrances have been disregarded and the property appraised as though free and clear under responsible ownership and competent management, unless otherwise indicated.

We have made no survey and assume no responsibility in connection with such matters. We believe the information in this report furnished by others to be reliable, but no warranty is given for its accuracy. This includes, but is not limited to, information obtained in regard to operating statements, rent rolls, flood plains, wetlands, geological fault lines, sufficiency of public utilities, and land or surface subsidence. The construction and condition of the improvements mentioned in the body of this report is based on observation and no engineering study has been made, unless previously noted, which would discover latent defects. No certification as to construction or any of the physical aspects could be given unless a proper engineering study were made.

No fault line, flood plain, or subsidence study has been made by the appraisal firm and could be under taken only by a qualified engineering firm.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

The distribution of the total valuation between land and improvements in this report applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interest will invalidate the value estimate, unless such prorations or division of interests has been set forth in the report.

The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question, unless arrangements have been previously made.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser.

Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the consent and approval of the author, particularly as to valuation conclusions, and identity of the appraiser or firm with which he/she is connected, or any reference to the Appraisal Institute, or the MAI designation, or the SRA designation.

CONTINGENT AND LIMITING CONDITIONS - CONTINUED

This report is written in conformity with the professional standards of practice and code of ethics of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice and the rules of the Texas Appraisal Licensing and Certification Board unless otherwise stated.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's site visit. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

The appraiser represents that he/she is not an expert to appraise insulation or other products banned by the Consumer Products Safety Commission which might render the property more or less valuable. In connection with this appraisal, the appraiser has not inspected or tested for, nor taken into consideration in any respect the presence or absence of insulation or other said products increase or decrease in the value of the property from the value placed thereon by the opinion of the appraiser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

It is understood that this assignment and the payment of our fee is not dependent or contingent upon any loan commitment, sale, trial outcome, receipts of funds by you, or any other condition or contingency.

The liability of Greenbriar Appraisal Company, its owner and staff, is limited to the Client only and to the amount of the fee actually paid for the services rendered, as liquidated damages, if any related dispute arises. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than Client, the Client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. Client also agrees that in case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant or any party), Client will hold Appraiser(s) completely harmless from and against any liability, loss, cost or expense incurred or suffered by Appraiser(s) in any such action, regardless of its outcome.

This report may be relied upon by "CLIENT" in determining whether to make a loan evidenced by a note (the "Property Note") which is further secured by the Property. The report may be relied upon by any purchaser or assignee of the Property Note in determining whether to acquire the Property Note or an interest therein. In addition, the report may be relied upon by any rating agency involved in rating securities secured by, or representing an interest in the Property Note. This report may be used in connection with materials offering for sale the Property Note, or an interest in the Property Note, and in presentations to any

CONTINGENT AND LIMITING CONDITIONS - CONTINUED

rating agency. With respect to the foregoing, the report speaks only as of the origination date of the report unless specifically updated through a supplemental report.

INTENDED USE OF THE APPRAISAL

Bay Vista Property Owners Association is the client and the intended user of this report. Use of this report by others is not intended by the appraisers. This report is intended only for use by the client in conjunction with determining a market value for a possible purchase of the subject. This report is not intended for any other use.

APPRAISAL SCOPE OF WORK

In preparation of this appraisal report, all three approaches (Cost Approach, Income Approach, and Market or Sales Comparison Approach) to value recognized by the appraisal profession, were considered in estimating the market value of the subject property. However, only the Sales Comparison Approach - Land Only was deemed an applicable approach. The Cost and Income Approaches were not considered appropriate method to value the subject because the subject is vacant land.

Furthermore, we have researched Harris County to find market data regarding vacant land sales and listings. In all cases, the data is verified with either the grantor, grantee, broker, property manager, third party or through public records. Additionally, we have interviewed real estate professionals to obtain their opinions regarding trends in the local real estate market. We have also investigated tax records to obtain tax information on the subject property.

The statistical market data was obtained through CB Richard Ellis, Co-Star, Moody Economic Report and State of Texas.

IDENTIFICATION OF THE PROPERTY

The subject property consists of one tract of vacant land containing 1.473 acres located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue. Legal description is as follows: 1.473 acres out of the Gay Vista development in Seabrook, Harris County, Texas. The subject tract is irregular in shape and is vacant land with paving.

PROPERTY HISTORY AND STATEMENT OF OWNERSHIP

According to the information obtained from the client, the subject tract is currently owned by the City of Seabrook who has owned the property in excess of 3 years. The property owners association is considering the purchase of the site to make it a private road within a gated community. To the best of our knowledge there have not been any other transactions involving the subject in the last three years. Additionally, the appraiser is not aware of any other pending contracts or listing agreements involving the subject property.

DATE OF VALUATION

Our estimate of the "as is" market value of the subject is effective as of June 18, 2025.

PROPERTY RIGHTS APPRAISED

The property rights being appraised in this report consist of a fee simple valuation for the subject. Fee simple estate is defined by The Dictionary of Real Estate Appraisal, (6th Edition), copyright 2015, page 90, by the Appraisal Institute as being:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

TYPE OF VALUE APPRAISED

The type of value appraised in this report is the "as is" market value of the subject property based on terms of cash or cash equivalent financing.

DEFINITION OF MARKET VALUE AND AS IS VALUE

Market Value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and each acting in what they consider their own best interest;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

As Is Value is defined by The Dictionary of Real Estate Appraisal, (6th Edition), copyright 2015, page 90, by the Appraisal Institute as being:

"The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date."

AREA AND NEIGHBORHOOD ANALYSIS

Neighborhood is defined by The Dictionary of Real Estate Appraisal, (6th Edition) copyright 2015, page 156, by the Appraisal Institute as being:

- 1). "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises. "
- 2). "A developed residential super pad within a master planned community usually having a distinguishing name or entrance."

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, and civic activities, or a mixture of these uses. Analysis of the neighborhood in which a particular property is located is important due to the fact that the various economic, social, political, and physical forces which affect that neighborhood also directly influence the individual properties within it.

Delineation. The subject neighborhood is located southeast of the Houston Central Business District approximately 30 miles and is generally known as the Clear Lake City/League City/Friendswood area. The subject neighborhood may be described as those properties within the incorporated limits of Seabrook, League City, Dickinson, Texas City, La Marque, Webster and Friendswood. Portions of the Clear Lake City area have been annexed into the City of Houston. The neighborhood is primarily a bedroom community for the residents that commute to employment centers in the Houston, Clear Lake City, League City, Texas City, La Marque and Galveston County. The neighborhood is often referred to the "Bay Area" of Houston due to its proximity to Galveston Bay.

Major Traffic Carriers. The primary roadway in the neighborhood is Interstate 45 South (Gulf Freeway), State Highway 3 and State Highway 146. Interstate 45 South (Gulf Freeway) is a divided, controlled access freeway with service roads east of the subject site extending in a north/south direction. Interstate 45 serves as the major traffic carrier from Galveston to Dallas to the north and Houston to Galveston to the south. This is one of the heaviest traveled Interstates in the Greater Houston area and is extremely congested during peak hours.

State Highway 146 and State Highway 3 are major north/south roadways that connect south Galveston County to southeast Houston/Harris County, and provides access to the cities of Texas City, La Marque, Dickinson, League City, Bacliff, Kemah, Seabrook, Pasadena, Deer Park, La Porte and Baytown.

The major thoroughfares which extend in an east/west direction include FM 528/Nasa Road 1, FM 518/West Main, and State Highway 96 (League City Parkway), F.M. 646, F.M. 517, and F.M. 1774. Major thoroughfares which extend in a north/south direction include F.M. 270 (Egret Bay Blvd), W. Bay Area Boulevard, State Highway 3, and State Highway 146. Major thoroughfares which extend in a northeast/southwest direction include Dixie Farm Road, FM 2351/W Edgewood/Clear Lake City Boulevard West Castlewood Avenue, Friendswood-Webster Road, and FM 528/South Parkwood Road. Most of the primary roadways consist of two to six lanes, with concrete or asphalt pavement and curb and gutter or open-ditch drainage. In addition, there are numerous other secondary and interior streets which bind and bisect the subject neighborhood, enhancing its accessibility.

Stage of Development. The subject neighborhood is developed with a wide range of property uses, which include both single-family and multi-family residential, retail, industrial, low to mid rise office development, medical facilities, and specialty use property types. The predominant use in the area is residential with supportive commercial developments on the major roadways.

AREA AND NEIGHBORHOOD ANALYSIS - CONTINUED

The subject neighborhood is considered to be in the growth stage of development with a wide range of property uses,. It has been popular to investors and developers in the past due to its accessibility to Houston's business districts, its close proximity to NASA, Galveston Island, Clear Lake and Hobby Airport.

Most of the commercial development is concentrated along the major thoroughfares and includes strip centers, office buildings, restaurants and other types of commercial development. Additionally there are adequate recreational facilities, clinics and other medical facilities, and houses of worship of most denominations conveniently located throughout the neighborhood.

Numerous shopping center facilities are conveniently located throughout the immediate and outlying areas. The regional malls in this area include The Mall of the Mainland, Baybrook Mall and Almeda Mall.

The Mall of the Mainland is a regional center located south of League City at FM 2004 and Emmett F. Lowry Expressway. The Mall of the Mainland site is 123 acres with 28 stores and a total square footage of 819,028 square feet.

Baybrook Mall, a regional enclosed shopping mall, is located just north of League City at the northwest intersection of Interstate 45 and Bay Area Boulevard. Palais Royal, Sears, and Macy's are the anchor tenants which accompany numerous specialty retail establishments typically found in a shopping center. The performance of Baybrook Mall has proved that retail sales are strong in the area. Additional shopping facilities are provided by neighborhood and community strip shopping centers located along the major thoroughfares.

Other recent retail developments include League City Market Place at the northeast intersection of Interstate 45 and F.M. 646, and League City Town Center, anchored by Target and Home Depot, at the southeast intersection of Interstate 45 and F.M. 646.

The Kemah Boardwalk is located at FM 2094 and State Highway 146. The site overlooks Galveston Bay and includes numerous restaurants, shopping venues, games and entertainment.

The City of Seabrook borders west Galveston Bay. Seabrook is well known for its seafood markets that line the city's waterfront, while antique shops and bed and breakfast establishments are found in the city's downtown area. The city is home to several miles of trails, which connect multiple city parks to each other.

NASA - The Johnson Space Center is located in Clear Lake approximately 3 miles east of Interstate Highway 45 on NASA Road 1 or just northeast of League City. The center employs approximately 13,350 employees and is one of the area's major contributors to the economy. The center is open for public tours seven days a week and is free to the public. The purpose of the Johnson Space Center is to accomplish five individual goals including: technological developments for manned space craft operation; design, development and fabrication of space craft; selection and training of astronauts; the control of manned space flights, and medical scientific and engineering experiments during space flights. Buildings and exhibits include: The Teague Visitor Center, a collection of actual space hardware, educational exhibits, NASA films, moon rock samples, Mission Control center, mission simulation and training facility, laboratories and a full scale Space Shuttle Program. This center not only provides major impetus for the economy due to the employment opportunities for the center as well as related aerospace industry companies, but also provides a significant contribution to the area through visitors as a major tourist attraction.

Space Center Houston is located on NASA Road 1 next to the Johnson Space Center. This \$70 million facility was designed by Disney and contains approximately 183,000 square feet of space. Exhibits include

AREA AND NEIGHBORHOOD ANALYSIS - CONTINUED

a space shuttle mock-up, a skylab trainer, moon rocks and numerous other exhibits. This complex has attracted approximately one million visitors and has an economic impact of \$30 to \$99 million per year.

Tuscan Lakes is a master planned community developed on over 900 acres of land at the intersection of State Highway 96 (League City Parkway) and FM 270 in League City. The development is a joint venture of Johnson Development and Jefferson Development, well known for their other successful master planned communities including Silver Lake (in Pearland), Sienna Plantation (in Sugar Land) and Fall Creek (in Houston). Tuscan Lakes is located adjacent to the highly successful South Shore Harbor master planned community.

South Shore Harbor is a 2,200 acre community that has been completely developed and sold out. There are reportedly over 5,000 homes/lots in South Shore Harbor. Tuscan Lakes will eventually have over 2,115 home sites when it is completely developed. Other major residential developments to that have opened in the recent past include Whispering Lakes Ranch, Victory Lakes, Magnolia Estates, West Ranch, Westover Park, and Bayou Lakes.

The League City area is home to several planned residential communities with a variety of home sites and housing inventory available. Some of these communities include Whispering Lakes Ranch, Victory Lakes, Magnolia Estates, Brittany Bay, Brittany Lakes, Magnolia Creek, Magnolia Estates, The Meadows, West Ranch, Westover Park, and Bayou Lakes. The area is desirable to home buyers commuting to employment centers in the Houston area due to its close proximity to Interstate Highway 45. Additionally, there have been numerous water front home communities developed around Clear Lake, which is attractive to boaters due to its available access to Galveston Bay.

Galveston Island is a major resort area for the Texas Gulf Coast region which attracts several million vacationers per year. Important tourist attractions include "The Strand" a mix of boutiques, restaurants, and commercial space near the Downtown District. The Strand hosts numerous festivals and celebrations annually including an annual Mardi-Gras celebration. The Strand Harborside development at Pier 21 features over 35,000 square feet of retail area space that links the Strand area to the waterfront. Moody Gardens features a large pyramid shaped greenhouse, tropical rain forest plants, restaurants, a private beach area, and an IMAX theater. Schlitterbaun is a popular water theme vacation park, and there is the historic Galveston Seawall and miles of beautiful Galveston beaches.

Texas City is renowned for its numerous petro-chemical plants that line the western bank of Galveston Bay. Some major chemical companies that have operations in Texas City include BP, Marathon-Ashland Petroleum, Valero Refining, Sterling Chemical, Dow Chemicals and International Specialty Products.

Situated on the western shore of Galveston Bay, the Texas City Port has a foreign trade zone, access to railroads, piping systems, bulk storage tanks, and an inter-coastal canal, and is a major international port of entry. The local industrial complex and the port are major employers in Texas City. Texas City's economic development activities include the construction of a new \$400 million container terminal on Shoal Point which began in early 2003.

Political Jurisdictions. The subject neighborhood is located in both Galveston and Harris Counties, with portions of the neighborhood being inside the city limits of Houston, Friendswood, League City, Webster, Seabrook, Kemah, Texas City and Dickinson. Friendswood, League City, Texas City, Webster, Seabrook and Kemah utilize zoning to regulate development. Planned residential and commercial developments rely on deed restrictions to control property uses.

AREA AND NEIGHBORHOOD ANALYSIS - CONTINUED

Utilities are typically provided by municipal utility districts or the various municipalities. Fire and Police protection are supplied by the Cities of Houston, Friendswood, League City, Webster, Texas City, Dickinson, Seabrook and Kemah, as well as the Harris County or Galveston County. Electricity, natural gas and telephone service are available to all parts of the neighborhood. The subject neighborhood is located within the educational jurisdiction of the Clear Creek, Friendswood and Dickinson Independent School Districts.

Topography. The topography of the subject neighborhood is generally level and well drained. The main drainage arteries in the area include the Clear Creek, Clear Lake, Robinson Bayou and the Jabrou Bayou which drain into the Gulf of Mexico. Areas along the bayous have been designated as special flood hazard areas according to the flood hazard boundary maps for Galveston County, published by the Federal Insurance Administration.

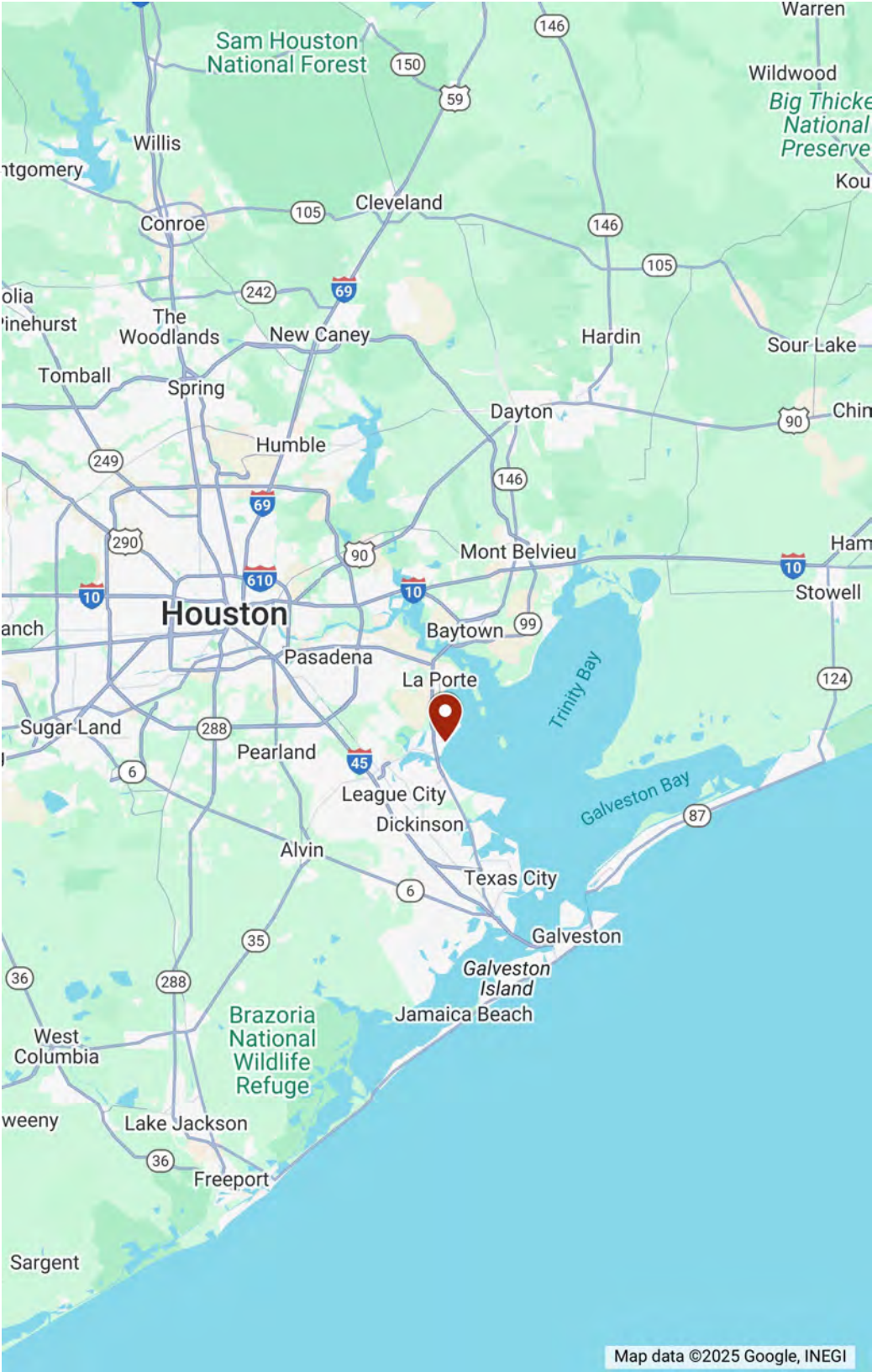
Conclusions. The subject neighborhood has been in a growth stage of development over the past several years. The area has historically experienced, and is expected to continue to experience, growth and demand for most types of real property.

AREA MAP

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SUBJECT

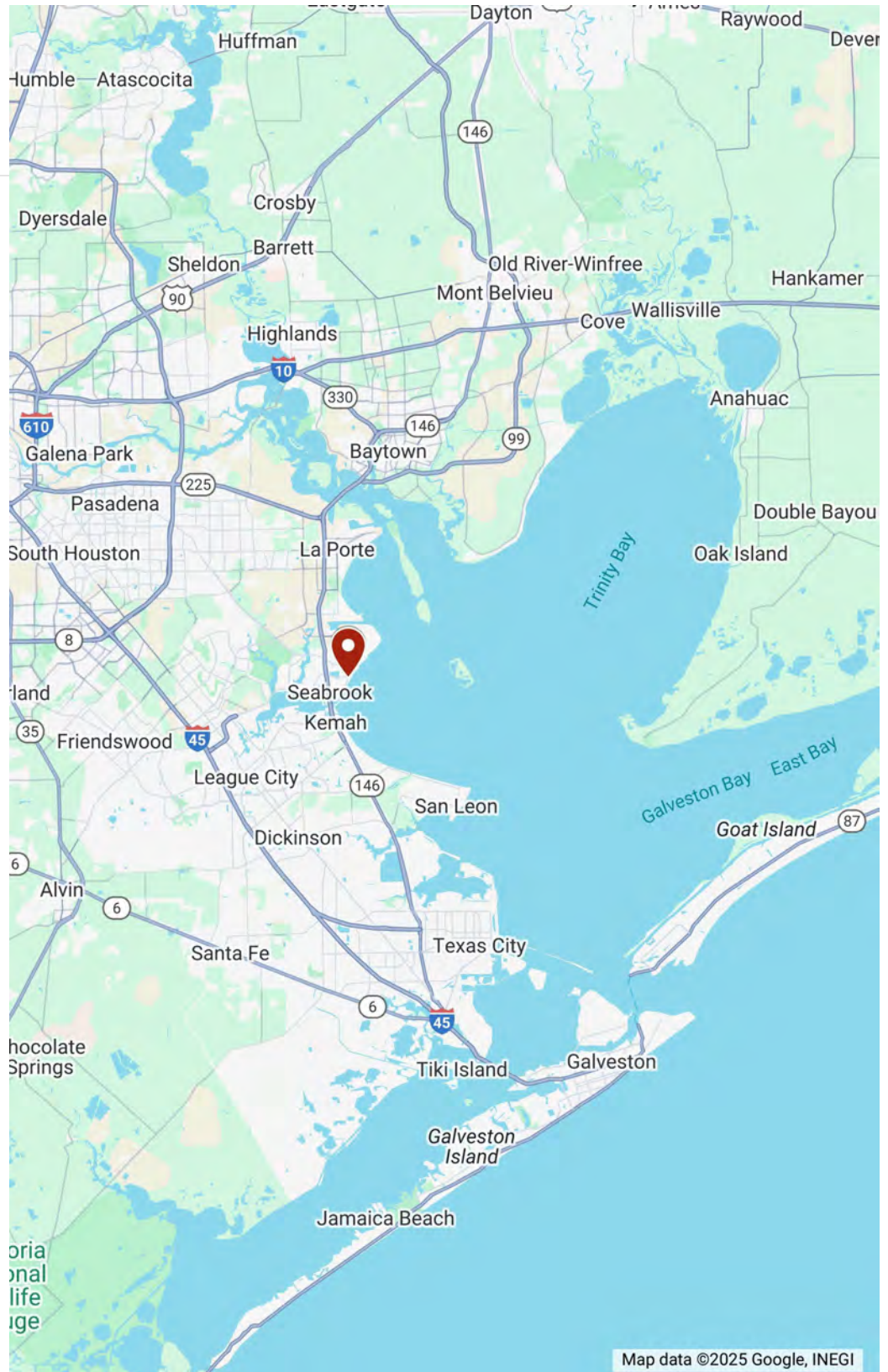


NEIGHBORHOOD MAP

Untitled layer



SUBJECT



SITE DATA

An analysis of a site is particularly important in determining its highest and best use. We were not provided with a survey of the subject site and have utilized the plat map from the Harris County Appraisal District and Google Earth Mapping and have relied on this information with regard to site size and configuration, assuming it to be accurate and reliable. The following is a discussion of the most important factors.

Legal Descriptions. The subject property is one contiguous tract of land with an area of 1.473 acres or 64,152 square feet. It's legal description is as follow: 1.473 acres out of the Gay Vista development in Seabrook, Harris County, Texas.

Location/Access. The subject site is located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue. The subject has access along the east line of Toddville Road.

Physical Characteristics. The subject site is near rectangular in shape with approximately 373.79 linear feet of frontage along the south line of Point Northwest Blvd.

Off-Site Improvements. Toddville Road is a two-lane, two-way, Asphalt paved, secondary roadway with open ditch drainage that extends in a north/south direction. At the time of the site visit, the subject property appeared level and no visible signs of drainage inadequacy were noted.

Adjacent Land Use. The subject property is located along the east line of Toddville Road approximately 450 feet south of E Meyer Avenue. The immediate area is developed with single residential developments.

Restrictions. The subject site is located within the City of Seabrook, which does utilize zoning laws to regulate development (see zoning section). To the best of our knowledge, there are no deed restrictions which would adversely affect development of the subject to its highest and best use.

Easements. According to the our site visit, there are typical utility easements and building set back lines located throughout the site. There does not appear to be any adverse easements which would negatively affect the development of the site.

Utilities. Public utilities available to the property include electricity, gas and telephone via various service providers. The subject site does have access to public water and sewer service via the City of Seabrook.

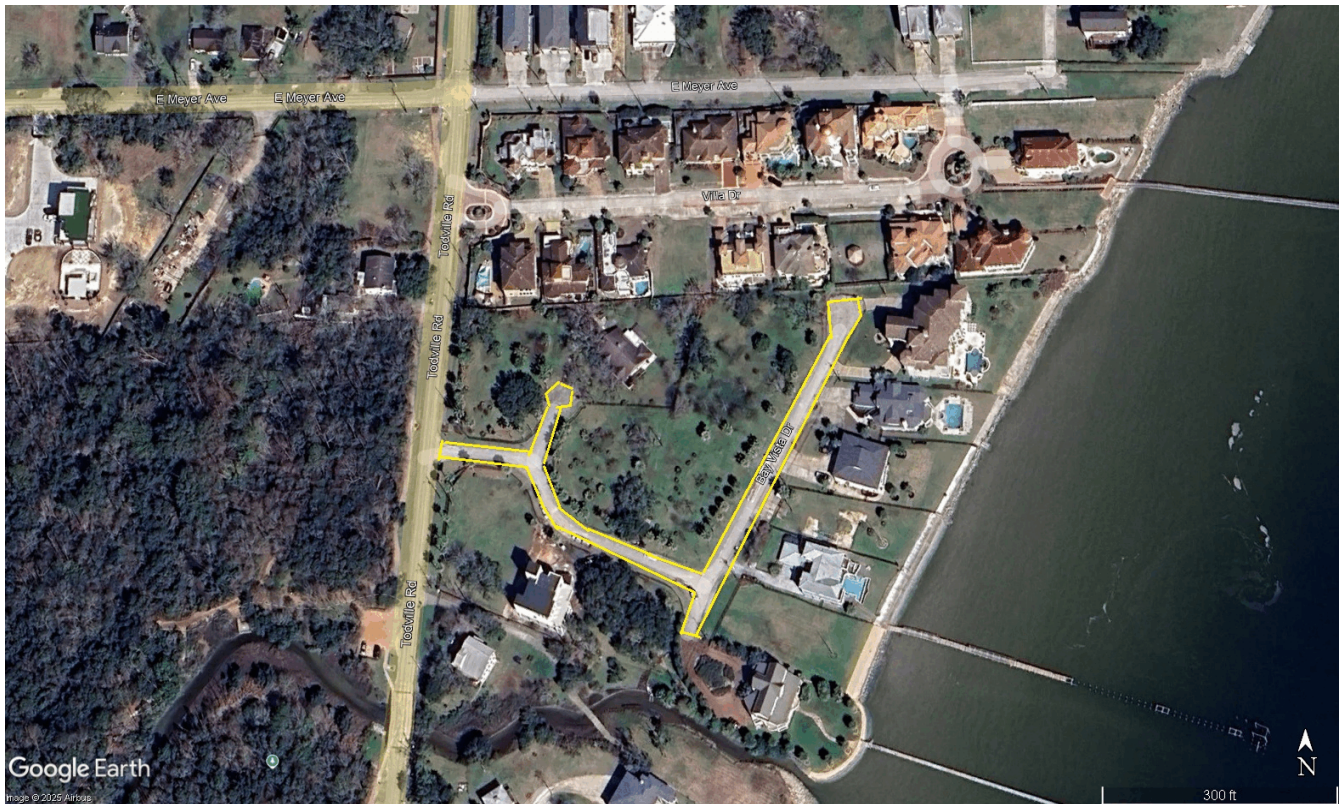
Topography/Flood Plain. At the time of our site visit, the subject tract appeared generally level and well-drained. There are no soil or subsoil conditions noted that would adversely effect construction as evidenced by the nearby improvements. According to flood maps issued by the Federal Emergency Management Agency (Panel #48201C1085M, January 6, 2017.) the site is located in Zone VE; areas determined to be located in the 100-year flood hazard and velocity hazard. A flood map is included in the Addenda of this report.

Political Jurisdiction. The subject tract is served by the Clear Creek Independent School District. Police and fire protection are provided by the Harris County and the City of Seabrook.

Improvements. Asphalt paving.

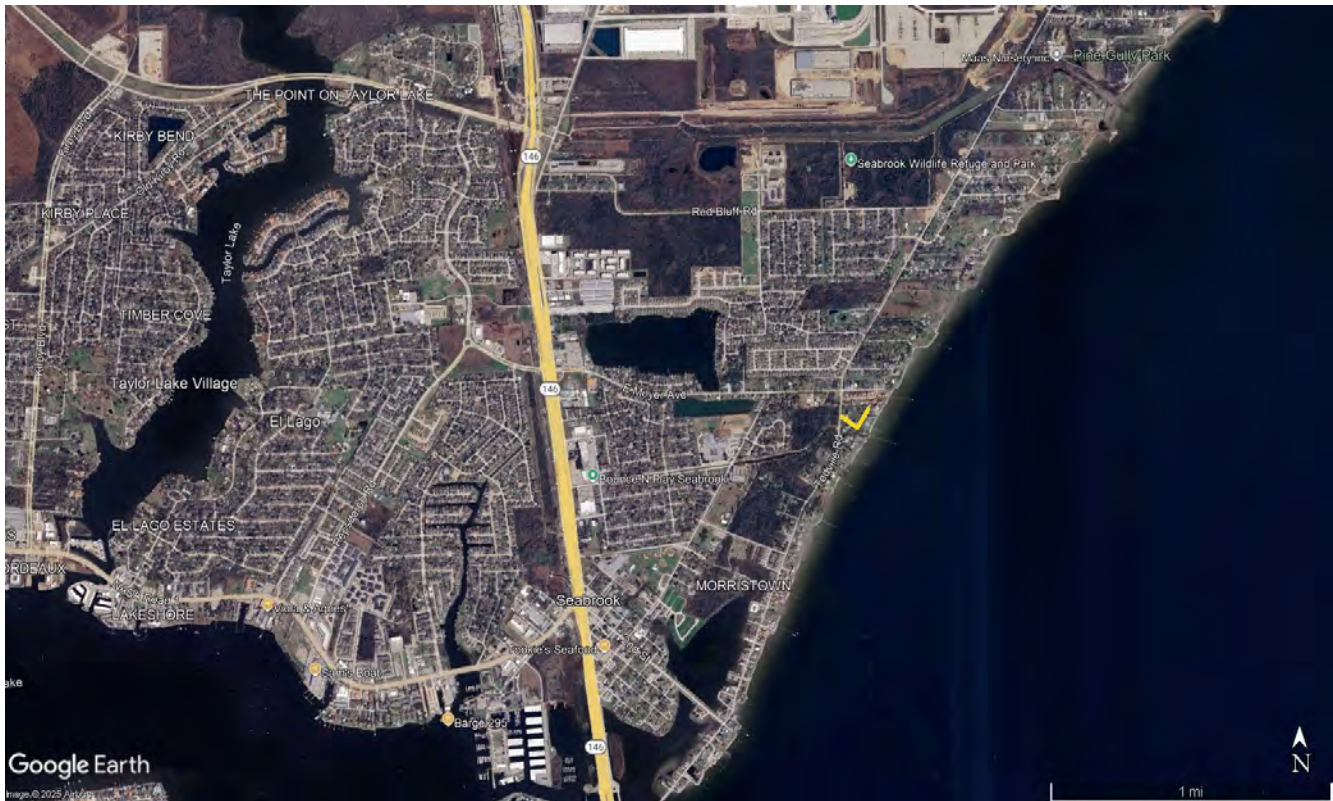
SITE DATA - CONTINUED

Conclusions/Analysis. The subject site consists of 1.473 acres which would have limited uses based on its configuration as well as being inside of the flood hazard. On an overall basis, the subject site is not suited for vertical development.

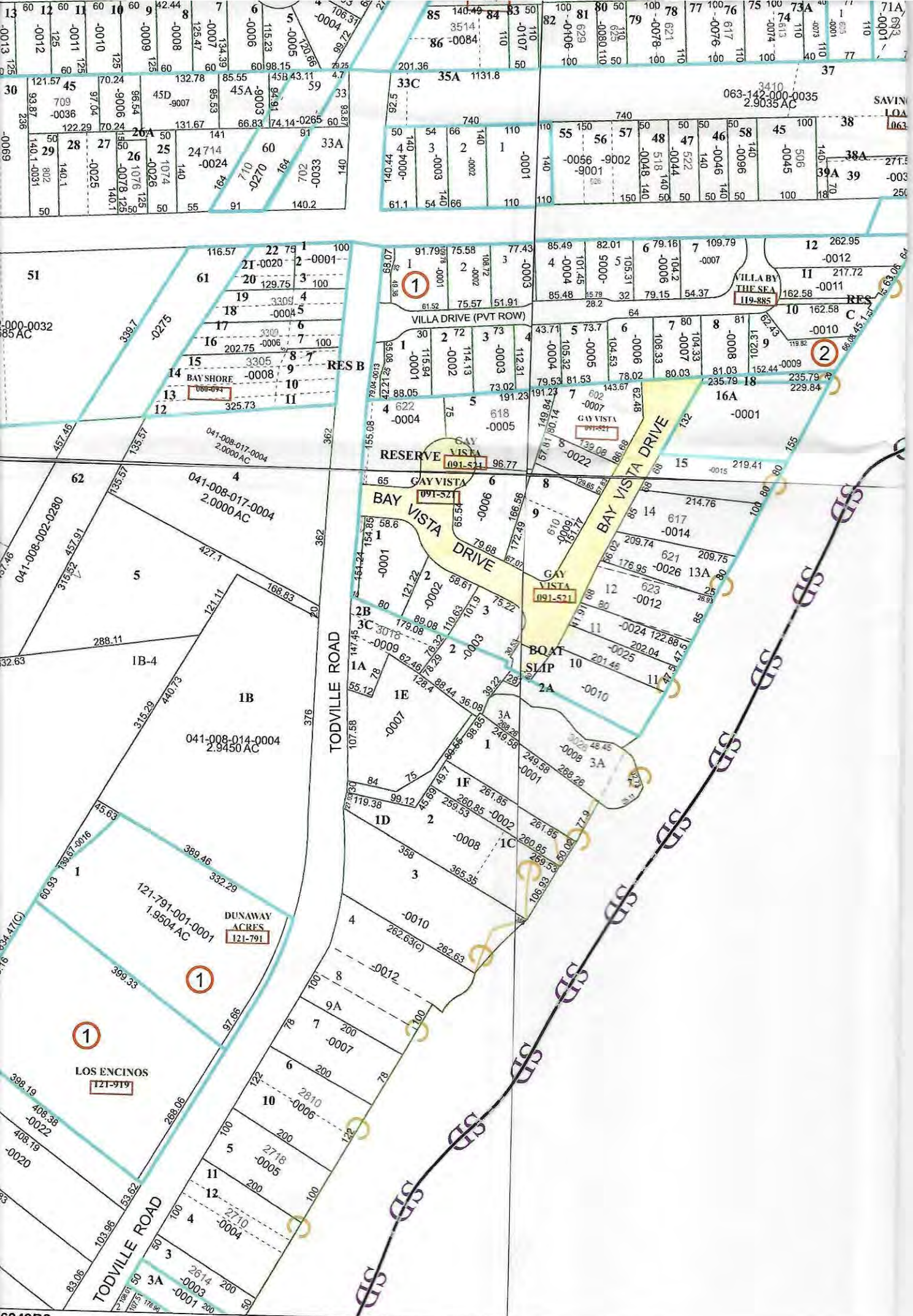


Aerial View of Subject

SITE DATA - CONTINUED



Aerial View of the Subject (zoomed out)



**METES AND BOUNDS
OF PLATTED STREETS
GAY-VISTA SUBDIVISION
VOLUME 58 PAGE 24
HARRIS COUNTY MAP RECORDS**

BEING a 1.473 acre (64,152 square feet) tract of land situated in the Ritson Morris Survey A-52, Harris County, Texas, and being all of the roadways as platted in GAY-VISTA SUBDIVISION, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 058, Page 024 of the Harris County Maps Records (H.C.M.R.), said 1.473 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a found pinched top iron pipe in the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) being the southwest corner of Lot 4 of said GAY-VISTA SUBDIVISION;

THENCE S 87°27'58" E, along and with the said north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 4, a distance of 65.00 feet to a found pinched top iron pipe, being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears N 47°31'33" E for a distance of 35.36 feet, along the arc of said curve for a distance of 39.28 feet to found pinched top iron pipe;

THENCE N 02°31'05" E, along and with the northwest line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the southeast line of said Lot 4 a distance of 25.22 feet to a found 1 inch iron pipe, being the point of curvature of a curve to the right;

THENCE, along said tangent curve to the right with a radius of 45.00 feet, the chord of which bears S 56°34'31" E for a distance of 77.22 feet, along the arc of said curve for a distance of 189.92 feet to found iron rod with cap stamped VILLA 6751 for southwest corner of Lot 5 and the northwest corner of Lot 6 of said GAY-VISTA SUBDIVISION

THENCE, along a reverse curve to the left with a radius of 12.00 feet, the chord of which bears S 33°23'31" W for a distance of 12.34 feet, along the arc of said curve for a distance of 12.96 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE S 02°27'08" W, along and with the east line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the west line of said Lot 6 a distance of 65.54 feet to a found pinched top iron pipe being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears S 33°48'36" E for a distance of 29.57 feet, along the arc of said curve for a distance of 31.64 feet to a found 3/4" iron pipe being in the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 6;

THENCE S 70°04'19" E, along and with the north line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the south line of said Lot 6 at a distance of 79.50 feet passing a 3/4" iron pipe found for the southeast corner of Lot 6 and the southwest corner of Lot 9 of said GAY-VISTA SUBDIVISION and continuing with the south line of said Lot 9 a total distance of 146.59 feet to a found 3/4" iron pipe being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.00 feet, the chord of which bears N 67°59'36" E for a distance of 33.41 feet, along the arc of said curve for a distance of 36.59 feet to a found 1 inch iron pipe being in the east line of said Lot 9 and the west line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way);

THENCE N 26°03'32" E, along and with the west line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way) and the east line of Lots 7, 8, and 9 of said GAY-VISTA SUBDIVISION a distance of 300.59 feet to a found 3/4" iron pipe;

THENCE N 05°54'58" W, along and with the east line of said Lot 7 a distance of 62.48 feet to a found 1" iron pipe, being in the north line of said GAY-VISTA SUBDIVISION;

THENCE N 84°05'02" E, along and with the north line of said GAY-VISTA SUBDIVISION and the north line of Bay Vista Drive, platted as Flamingo Lane a distance of 109.74 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

EXHIBIT "A"
Page 2 of 2

THENCE S 26°03'39" W, along and with the east line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way) at a distance of 13.75 feet passing the northwest corner of Lot 16A of AMENDING PLAT OF GONZALEZ ADDITION ON BAY VISTA DRIVE, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Harris County Clerk File No. 20140378216 Harris County Map Records, at a distance of 132.00 feet passing the southwest corner of said Lot 16A of AMENDING PLAT OF GONZALEZ ADDITION ON BAY VISTA DRIVE, and the northwest corner of Lot 15 of said GAY-VISTA SUBDIVISION, and continuing with west line of Lots 15, 14, 13, 12, 11, and 10 of said GAY-VISTA SUBDIVISION a total distance of 544.43 feet to a set X in landscape rock, being in the north line of a Private Boat Slip according to said GAY-VISTA SUBDIVISION;

THENCE N 70°50'58" W, along and with the north line of said Private Boat Slip and south line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way) a distance of 60.44 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261; being in the east line of Lot 3 of said GAY-VISTA SUBDIVISION, and the west line of Bay Vista Drive, platted as Flamingo Lane (60 foot right of way);

THENCE N 26°03'39" E, along and with the west line of Bay Vista Drive, platted as Flamingo Drive (60 foot right of way), and the east line of said Lot 3 a distance of 29.37 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 25.01 feet, the chord of which bears N 22°41'23" W for a distance of 37.60 feet, along the arc of said curve for a distance of 42.55 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE N 70°04'19" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot Right of Way) and the north lines of Lots 2, and 3 of said GAY-VISTA SUBDIVISION a distance of 134.04 feet to a to set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 being the point of curvature of a curve to the right;

THENCE, along said tangent curve to the right with a radius of 85.00 feet, the chord of which bears N 42°12'25" W for a distance of 79.46 feet, along the arc of said curve for a distance of 82.68 feet to a found 1/2" iron rod being in the west line of Lot 1 of said GAY-VISTA SUBDIVISION;

THENCE N 14°32'14" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot right of way), and the north line of said Lot 1 distance of 5.70 feet to a found 3/4" iron pipe for corner being the point of curvature of a curve to the left;

THENCE, along said tangent curve to the left with a radius of 35.00 feet, the chord of which bears N 51°00'06" W for a distance of 41.60 feet, along the arc of said curve for a distance of 44.55 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261;

THENCE N 87°27'58" W, along and with the south line of Bay Vista Drive, platted as Palm Drive (60 foot right of way), and the north line of said Lot 1 distance of 58.65 feet to a set 5/8" iron rod with orange cap stamped Scott D Ellis 6261 for the northwest corner of said Lot 1;

THENCE N 02°32'02" E, a distance of 60.00 feet to the **POINT OF BEGINNING**.

BASIS OF BEARING: Grid North Texas State Coordinate System, NAD83, South Central Zone.

This property description has been prepared based on a survey made on the ground under the direction of Scott D. Ellis Registered Professional Land Surveyor Reg. No. 6261 dated April 02, 2025 as depicted on survey plat attached hereto and to which reference is hereby made.



Scott D. Ellis

*Ellis Surveying Services, LLC.
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00*

ZONING/RESTRICTIONS

The subject site is located within the City of Seabrook and is zoned R-1 residential development. To the best of our knowledge there are no known deed restrictions which would negatively affect the site.

ASSESSMENT AND TAXES

The subject property is not identified by Harris County Appraisal District and does not pay property taxes.

HIGHEST AND BEST USE

Highest and Best Use “As Vacant” The subject site is located within The City of Seabrook which does enforce zoning laws to regulate development. The subject is zoned R-1 which restricts the property to a residential use. The subject is an approximate 20 foot right of way of Bay Vista. Based upon the subject’s configuration within a residential development, it is our opinion that the highest and best use of the subject site is speculative investment with the most likely future use being in conjunction with adjacent residential properties.

SALES COMPARISON APPROACH TO VALUE - LAND ONLY

In reaching the land value estimate of the subject property by the sales comparison approach, the Harris County Deed Records were searched for recent sales of comparable properties within this area. Also, real estate brokers and appraisers active in the area were consulted as to their knowledge of properties currently offered on the market for sale which would be in competition with the subject property.

The available market data was investigated, analyzed and compared to the subject property, taking into prime consideration the various similar and dissimilar characteristics, including terms of sale, and adjustments were made accordingly in reaching the value estimate of the subject property by the market approach.

The following is a listing of sales considered in our analysis of the subject property.

SALES DATA & MAP



Lots
 ML#: **21081050**
 Address: **0 Bay Vista Drive**
 Area: **7**
 Tax Acc #: **091-521-000-0001**
 City/Location: **Seabrook**
 County: **Harris**
 Market Area: **Clear Lake Area**
 Subdivision: **Gay Vista**
 Lot Size: **21,600 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 1 GAY VISTA**

List Price: **\$165,000** ↓
 Orig Price: **\$175,000**
 LP/SF: **\$7.64**
 DOM: **120**
 State: **Texas**
 Zip Code: **77586**
 Section #:
 Lot Num:
 Acres: **.4959**
 LP/Acre: **\$332,728.37**

Directions: From I-45 S: exit NASA rd. 1, stay straight onto Main Street, turn left onto N. Meyer, right onto E. Meyer, right onto Todville Rd., left onto Bay Vista, home will be on your right.

Listing Office Information

List Agent: **GeMills/Geraldine E. Mills**
 Agent Phone: **713-248-6613**
 Address: **711 W. Bay Area Blvd, #125, Webster TX 77598**
 Alt Phone: **346-339-4118 / Alternate Agent**
 List Agent Web: **<http://www.marthaturner.com>**
 Agent Email: **geri.mills@sothebyshomes.com**
 Co-List Agent: **TEMan/Travis E. Manning**
 Licensed Supervisor: **Robin Conner**

List Broker: **TRNR05/Martha Turner Sotheby's International Realty**
 Appt #: **713-558-3207 / Office**
 Office Phone: **281-333-3034**
 PM #:
 Fax #:
 Co-Agent Phone: **346-339-4118** **travis.manning@sothebyshomes.com**
 Office Web: **<https://www.sothebysrealty.com/houston>**

School Information

School District: **9 - Clear Creek**
 Middle: **SEABROOK INTERMEDIATE SCHOOL**
 2nd Middle:
 Elem: **BAY ELEMENTARY SCHOOL**
 High: **CLEAR FALLS HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:
 Front Dim: Back Dim:
 Lot Use: **Single-Family**
 Lot Description: **Subdivision**
 Road Surface: **Concrete**
 Gas: **Availability Unknown**
 Electric: **Electric Available**
 Agent Remarks: **Call agent for title company preference. Co-Listed with Travis Manning**

Type Contract: **Unimproved Property**
 Left Dim: Right Dim:
 Lot Improve: Key Map: **620L**
 Acreage: **1/4 Up to 1/2 Acre**
 Dev Community:
 Cable: **Unknown**
 Phone: **Unknown**

Physical Property Description:

Take a look at this incredible half-acre lot located in the beautiful Gay Vista subdivision. With an ideal location that is just minutes from restaurants, shopping, walking/biking trails, and freeway access, this lot couldn't be a better spot to build your new home.

Utilities, Features and Additional Information

Utility District:
 Water/Sewer: **Public Sewer, Public Water**
 Golf Course Nm:
 Restrictions: **Deed Restrictions**
 55+ Community: **No**
 Sub Lake:
 Access:
 HOA Amenities:
 HOA: **Yes / Bay Vista Property Association / 000-000-0000**
 List Date: **09/17/2022** Expire Date:
 Area Pool:
 Area Tennis:
 Waterfront Feat:
 Disclosures: **No Disclosures**
 City/ETJ: **SEABROOK**
 PID:
 List Type: **Exclusive Right to Sell/Lease**
 T/Date:

Financial Information

Finance Cnsdr: **Cash Sale, Conventional**
 Seller May Contribute to Buyer Expenses Up To:
 Maint. Fee: **Yes / \$400 / Annually**
 Other Mand Fee: **Yes/TBD/Transfer Fees**
 Taxes w/o Exempt: **\$5,449/2021**
 Exemptions:
 Auction: **No**
 Online Bidding: **No**

Tax Rate: **2.2905**
 Affordable Housing Desc:

Pending Information			
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Pending Date: 01/15/2023	Est Close Dt:	OPT End:	Sell Agt Rep Buyer: No
Sell Agent: Donna Norris (dtnorris)		Sell Broker: Keller Williams Realty - Clear Lake/ NASA (KWCL01)	
TREC #:			
Sell Team Name:			

Sold Information			
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Sale Price: \$145,000	SP/SF: \$6.71	SP/ACR: \$292,397.66	Close Date: 01/23/2023
Adj Sale Price: \$145,000	Adj SP\$/SF: \$6.71	Adj SP\$/AC: \$292,397.66	SP/LP #: 0.88
Seller: 0	Repairs Paid: \$0	Days to Close: 8	Title Pd By: Buyer
Contribution:			
CoOp: No	Terms:		

Prepared By: Kenneth Kangieser

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Lots
Sold
 ML#: **24032018**
 Address: **521 Villa Drive**
 Area: **7**
 Tax Acc #: **119-885-002-0007**
 City/Location: **Seabrook**
 County: **Harris**
 Market Area: **Clear Lake Area**
 Subdivision: **Replat/Villa/Description Sea**
 Lot Size: **8,427 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **LT 7 BLK 2 VILLA BY THE SEA R/P**

List Price: **\$165,000**
 Orig Price: **\$165,000**
 LP/SF: **\$19.58**
 DOM: **87**
 State: **Texas**
 Zip Code: **77586-3053**
 Section #:
 Lot Num:
 Acres: **.1935**
 LP/Acre: **\$852,713.18**

Directions: **South on Hwy 146. Left on Meyer. Right on Todville Road. Villa By The Sea is on the left side of road. Once inside the gate property is on right side of street.**

Listing Office Information

List Agent: **idraper/Ishmael T. Draper**
 Agent Phone: **281-605-8940**
 Address: **1644 W Alabama Suite #100, Houston TX 77006**
 List Agent Web: **trent@trentslifestyle.com**
 Agent Email: **trent@trentslifestyle.com**
 Licensed Supervisor:

List Broker: **NBER01/NB Elite Realty**
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**
 Office Phone: **844-444-6237**
 Fax #:
 Office Web:

School Information

School District: **9 - Clear Creek**
 Middle: **SEABROOK INTERMEDIATE SCHOOL**
 2nd Middle:

Elem: **BAY ELEMENTARY SCHOOL**
 High: **CLEAR FALLS HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:
 Front Dim: Back Dim:
 Lot Use: **Single-Family**
 Lot Description: **Interior, Subdivision**
 Road Surface:
 Gas: **Gas Available**
 Electric: **Electric Available**

Type Contract: **Unimproved Property**
 Left Dim: Right Dim:
 Lot Improve: Key Map: **620L**
 Acreage: **0 Up To 1/4 Acre**
 Dev Community:
 Cable: **Available**
 Phone: **Available**

Agent Remarks:
Offers must include proof of funds or a preapproval letter. Please text the listing agent at 281-605-8940 for title information and more details.

Physical Property Description:

This lot is gorgeous in the gated community of Villa by the Sea. It is perfect to build your dream home by the water! Enjoy access to the community pier and amazing views.

Utilities, Features and Additional Information

Utility District:
 Water/Sewer: **Public Sewer, Public Water**
 Golf Course Nm:
 Restrictions: **Deed Restrictions**
 55+ Community: **No**
 Sub Lake:
 Access:
 HOA Amenities:

Area Pool:
 Area Tennis:
 Waterfront Feat:
 Disclosures: **Mud**
 City/ETJ: **SEABROOK**
 PID:

HOA: **Yes / Villa by the Sea / 215-594-0487**
 List Date: **05/25/2023** Expire Date:

List Type: **Exclusive Right to Sell/Lease**
 T/Date:

Financial Information

Finance Cnsdr:
 Seller May Contribute to Buyer Expenses Up To:
 Maint. Fee: **Yes / \$1500 / Annually**
 Other Mand Fee: **Yes/250/TRANSFER FEE - BUYERS AGENT TO CONFIRM**

Taxes w/o Exempt: **\$2,498/2022**
 Tax Rate: **2.1266**
 Affordable Housing Desc:

Exemptions:
 Auction:
 Online Bidding:

Pending Information

6/19/25, 1:55 PM

Matrix

Pending Date: 08/20/2023

Est Close Dt:

OPT End:

Sell Agt Rep Buyer: Yes

Sell Agent: Matthew Clegg (MClegg)

TREC #:

Sell Team Name:

Sell Broker: Realty ONE Group Iconic (VEST01)

Sold Information							
Sale Price:	\$105,000	SP/SF:	\$12.46	SP/ACR:	\$542,635.66	Close Date:	09/14/2023
Adj Sale Price:	\$105,000	Adj SP\$/SF:	\$12.46	Adj SP\$/AC:	\$542,635.66	SP/LP #:	0.64
Seller	0	Repairs Paid:	\$0	Days to Close:	25	Title Pd By:	Seller
Contribution:							
CoOp:	No	Terms:	Conventional				

Prepared By: Kenneth Kangieser

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(3)



Lots	Sold	
ML#: 47139104		List Price: \$110,000
Address: 622 Bay Vista Drive		Orig Price: \$110,000
Area: 7		LP/SF: \$6.11
Tax Acc #: 091-521-000-0004		DOM: 54 / 413
City/Location: Seabrook		State: Texas
County: Harris		Zip Code: 77586
Market Area: Clear Lake Area		Section #:
Subdivision: Gay Vista		Lot Num:
Lot Size: 17,993 / Appr Dist		Acres: .4131
Master Planned: No		LP/Acre: \$266,279.35
Legal Desc: LT 4 & RES ADJ TO LTS 1 & 4 GAY VISTA		

Directions: From I-45 S: exit NASA rd. 1, stay straight onto Main Street, turn left onto N. Meyer, right onto E. Meyer, right onto Todville Rd., left onto Bay Vista, home will be on your left.

Listing Office Information

List Agent: GeMills/Geraldine E. Mills	List Broker: TRNR05/Martha Turner Sotheby's International Realty - Bay
Agent Phone: 713-248-6613	Appt #: 713-558-3207 / Office
Address: 711 W. Bay Area Blvd, #125, Webster TX 77598	Office Phone: 281-333-3034
List Agent Web: http://www.marthaturner.com	Fax #:
Agent Email: geri.mills@sothebyshomes.com	
Co-List Agent: TEMan/Travis E. Manning	Co-Agent Phone: 346-339-4118 travis.manning@sothebyshomes.com
Licensed Supervisor:	Office Web: https://www.sothebysrealty.com/houston

School Information

School District: 9 - Clear Creek	Elem: BAY ELEMENTARY SCHOOL
Middle: SEABROOK INTERMEDIATE SCHOOL	High: CLEAR FALLS HIGH SCHOOL
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property
Front Dim:	Left Dim:
Back Dim:	Right Dim:
Lot Use: Single-Family	Lot Improve: Cleared
Lot Description: Subdivision	Key Map: 620L
Road Surface: Concrete	Acreage: 1/4 Up to 1/2 Acre
Gas: Availability Unknown	Dev Community: Yes
Electric: Electric Available	Cable: Unknown
Agent Remarks:	Phone: Unknown

Call agent for title company preference. Co-Listed with Travis Manning

Physical Property Description:

Come build your dream home on this beautiful almost half acre lot in the highly desired Gay Vista community. Perfectly situated just minutes away from the Kemah area, shopping, as well as walking/biking trails. This land has incredible potential to be the location of your family's next home.

Utilities, Features and Additional Information

Utility District:	Area Pool: No
Water/Sewer: Public Sewer, Public Water	Area Tennis: No
Golf Course Nm:	Waterfront Feat:
Restrictions: Deed Restrictions	Disclosures: No Disclosures
55+ Community: No	City/ETJ: SEABROOK
Sub Lake	PID:
Access:	
HOA Amenities:	
HOA: Yes / Bay Vista Property Association / 000-000-0000	List Type: Exclusive Right to Sell/Lease
List Date: 09/11/2023	T/Date:
Expire Date:	

Financial Information

Finance Cnsdr: Cash Sale, Conventional, FHA	Exemptions:
Seller May Contribute to Buyer Expenses Up To:	Auction: No
Maint. Fee: Yes / \$400 / Annually	Online Bidding: No
Other Mand Fee: Yes/TBD/Transfer Fees	
Taxes w/o Exempt: \$4,912/2021	
Tax Rate: 2.29	

Affordable Housing Desc:

Pending Information

Pending Date: **11/04/2023** Est Close Dt: OPT End: Sell Agt Rep Buyer: **No**

Sell Agent: [Donna Norris \(dtnorris\)](#) Sell Broker: [Keller Williams Realty Clear Lake / NASA \(KWCL01\)](#)

TREC #:
Sell Team
Name:

Sold Information

Sale Price:	\$95,000	SP/SF:	\$5.28	SP/ACR:	\$229,968.53	Close Date:	11/17/2023
Adj Sale Price:	\$95,000	Adj SP\$/SF:	\$5.28	Adj SP\$/AC:	\$229,968.53	SP/LP #:	0.86
Seller	0	Repairs Paid:	\$0	Days to Close:	13	Title Pd By:	Buyer
Contribution:							
CoOp:	No	Terms:					

Prepared By: Kenneth Kangieser

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Lots
 ML#: **26741549**
 Address: **709 Milby Street**
 Area: **7**
 Tax Acc #: **026-250-000-0005**
 City/Location: **Seabrook**
 County: **Harris**
 Market Area: **Clear Lake Area**
 Subdivision: **Morristown**
 Lot Size: **13,000 / Survey**
 Master Planned: **No**
 Legal Desc: **LTS 5 & 6 BLK 38 MORRISTOWN**

Sold
 List Price: **\$140,000**
 Orig Price: **\$140,000**
 LP/SF: **\$10.77**
 DOM: **19**
 State: **Texas**
 Zip Code: **77586-3000**
 Section #:
 Lot Num:
 Acres: **.2870**
 LP/Acre: **\$487,804.88**

Directions: From N Hwy 146 take Main/2nd Street towards Todville Road. Make a left on Todville Road. Turn left on Milby St. Lot will be on left side after passing Menard Ave.

Listing Office Information

List Agent: [rickag/Rick G. Aguilar](#)
 Agent Phone: **281-986-7124**
 Address: **18050 Saturn Ln, Suite 100,, Houston TX 77058 - 3544**
 List Agent Web:
 Agent Email: rickgaguilar@gmail.com
 Licensed Supervisor: **Cynthia Gomez**

List Broker: [KWCL01/Keller Williams Realty Clear Lake / NASA](#)
 Appt #: **713-930-0427 / ShowingSmart Call Center (HAR)**
 Office Phone: **281-335-0335**
 Fax #:
 Office Web:



School Information

School District: **9 - Clear Creek**
 Middle: **SEABROOK INTERMEDIATE SCHOOL**
 2nd Middle:

Elem: **BAY ELEMENTARY SCHOOL**
 High: **CLEAR FALLS HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:
 Front Dim: Back Dim:
 Lot Use: **Single-Family**
 Lot Description: **Corner**
 Road Surface: **Concrete**
 Gas: **Availability Unknown**
 Electric: **Availability Unknown**

Type Contract: **Unimproved Property**
 Left Dim: Right Dim:
 Lot Improve: Key Map: **620L**
 Acreage: **1/4 Up to 1/2 Acre**
 Dev Community:
 Cable: **Unknown**
 Phone: **Unknown**

Agent Remarks:

Agents, please submit complete offer packets to rickGaguilar@kw.com.

Physical Property Description:

Build your dream home on this large and secluded property that is off of the main road. The lot features trees that surround the outline however is open and clear to make it easier to build whatever your dream home may be. Great location and access to Seabrook, Kemah, NASA and Hwy 146.

Utilities, Features and Additional Information

Utility District:
 Water/Sewer: **Public Sewer, Public Water**
 Golf Course Nm:
 Restrictions: **Deed Restrictions**
 55+ Community: **No**
 Sub Lake:
 Access:
 HOA Amenities:

Area Pool:
 Area Tennis:
 Waterfront Feat:
 Disclosures: **No Disclosures**
 City/ETJ: **SEABROOK**
 PID:

HOA: **No**
 List Date: **10/20/2023** Expire Date:

List Type: **Exclusive Right to Sell/Lease**
 T/Date:

Financial Information

Finance Cnsdr:
 Seller May Contribute to Buyer Expenses Up To:
 Maint. Fee: **No**
 Other Mand Fee: **No**
 Taxes w/o Exempt: **\$2,924/2022**
 Tax Rate: **2.1266**
 Affordable Housing Desc:

Exemptions:
 Auction:
 Online Bidding:

Pending Information			
Pending Date:	11/08/2023	Est Close Dt:	OPT End:
Sell Agent:	Non-MLS Agent (NONMLS)	Sell Broker:	Non-MLS (nonmls)
TREC #:			
Sell Team Name:			

Sold Information			
Sale Price:	\$140,000	SP/SF:	\$10.77
Adj Sale Price:	\$140,000	Adj SP\$/SF:	\$10.77
Seller	0	Repairs Paid:	\$0
Contribution:		Days to Close:	14
CoOp:	No	Terms:	

Prepared By: Kenneth Kangieser

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Lots
 ML#: **59650435**
 Address: **0 LOT 7 Oak Alley Court**
 Area: **7**
 Tax Acc #: **NA**
 City/Location: **Seabrook**
 County: **Harris**
 Market Area: **Clear Lake Area**
 Subdivision: **Oak Alley**
 Lot Size: **8,377 / Survey**
 Master Planned: **No**
 Legal Desc: **TBD**

List Price: **\$129,500** ↓
 Orig Price: **\$144,000**
 LP/SF: **\$15.46**
 DOM: **513 / 900**
 State: **Texas**
 Zip Code: **77586**
 Section #: **7**
 Lot Num: **7**
 Acres: **.1923**
 LP/Acre: **\$673,426.94**

Directions: **From Red Bluff, head towards 146. Right on 146. Left on Oak Alley Ct. (small cul-de-sac on left before N. Meyer). First lot on the right.**

Listing Office Information

List Agent: acueto/Amy Cueto	List Broker: UTXR01/UTR TEXAS, REALTORS
Agent Phone: 281-705-8806	Appt #: 281-705-8806 / No Appointment Required
Address: 17000 El Camino Real Ste 107, Houston TX 77058 - 2632	Office Phone: 281-282-0935
List Agent Web:	Fax #:
Agent Email: amy@helloclearlake.com	Office Web: http://www.utrtexasrealtors.com
Licensed Supervisor:	

School Information

School District: <u>9 - Clear Creek</u>	Elem: <u>BAY ELEMENTARY SCHOOL</u>
Middle: <u>SEABROOK INTERMEDIATE SCHOOL</u>	High: <u>CLEAR FALLS HIGH SCHOOL</u>
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property
Front Dim:	Left Dim:
Back Dim:	Right Dim:
Lot Use: Single-Family	Lot Improve: Cleared
Lot Description: Cul-De-Sac, Water View	Key Map:
Road Surface: Concrete	Acreage: 0 Up To 1/4 Acre
Gas: Gas Available	Dev Community:
Electric: Electric Available	Cable: Available
	Phone: Available

Agent Remarks:

5 total homesites for sale - each vary in lot size, price and lake views. Please see attached plat for reference. All custom homes will be built by Stampley Enterprises (Maverick Remodeling & Construction). Homes will be built similar to MLS# 97404084 (also built by Stampley Enterprises). For questions regarding new home construction - contact Kaysie Stampley: 713-702-1791 kaysie@mavrem.com. Financing questions: Tom w/ Certainty Loans 281-823-0512 tsarpolus@certaintyhomeloans.com. Buyer to verify all information herein.

Physical Property Description:

Beautiful location surrounded by mature oak trees on a cul-de-sac, near Lake Mijia! Design your custom-built home with the distinguished workmanship of Maverick Remodeling & Construction. Choose from 5 lots - each varying in lot size, proximity to the lake and price.

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: Public Sewer, Public Water	Area Tennis:
Golf Course Nm:	Waterfront Feat: Lake View
Restrictions: Subdivision Restrictions	Disclosures: No Disclosures
55+ Community: No	City/ETJ: SEABROOK
Sub Lake	PID:
Access:	
HOA Amenities:	
HOA: Yes / Oak Alley Estates HOA / 000-000-0000	List Type: Exclusive Right to Sell/Lease
List Date: 08/29/2023 Expire Date:	T/Date:

Financial Information

Finance Cnsdr: **Cash Sale, Conventional**
 Seller May Contribute to Buyer Expenses Up To:
 Maint. Fee: **Yes / \$300 / Annually**
 Other Mand Fee: **No**

Exemptions:
 Auction:

Taxes w/o Exempt:

Online Bidding:

Tax Rate:

Affordable Housing Desc:

Pending InformationPending Date: **01/24/2025**

Est Close Dt:

OPT End:

Sell Agt Rep
Buyer:**No**Sell Agent: [Amy Cueto \(acueto\)](#)Sell Broker: [UTR TEXAS, REALTORS \(UTXR01\)](#)

TREC #:

Sell Team

Name:

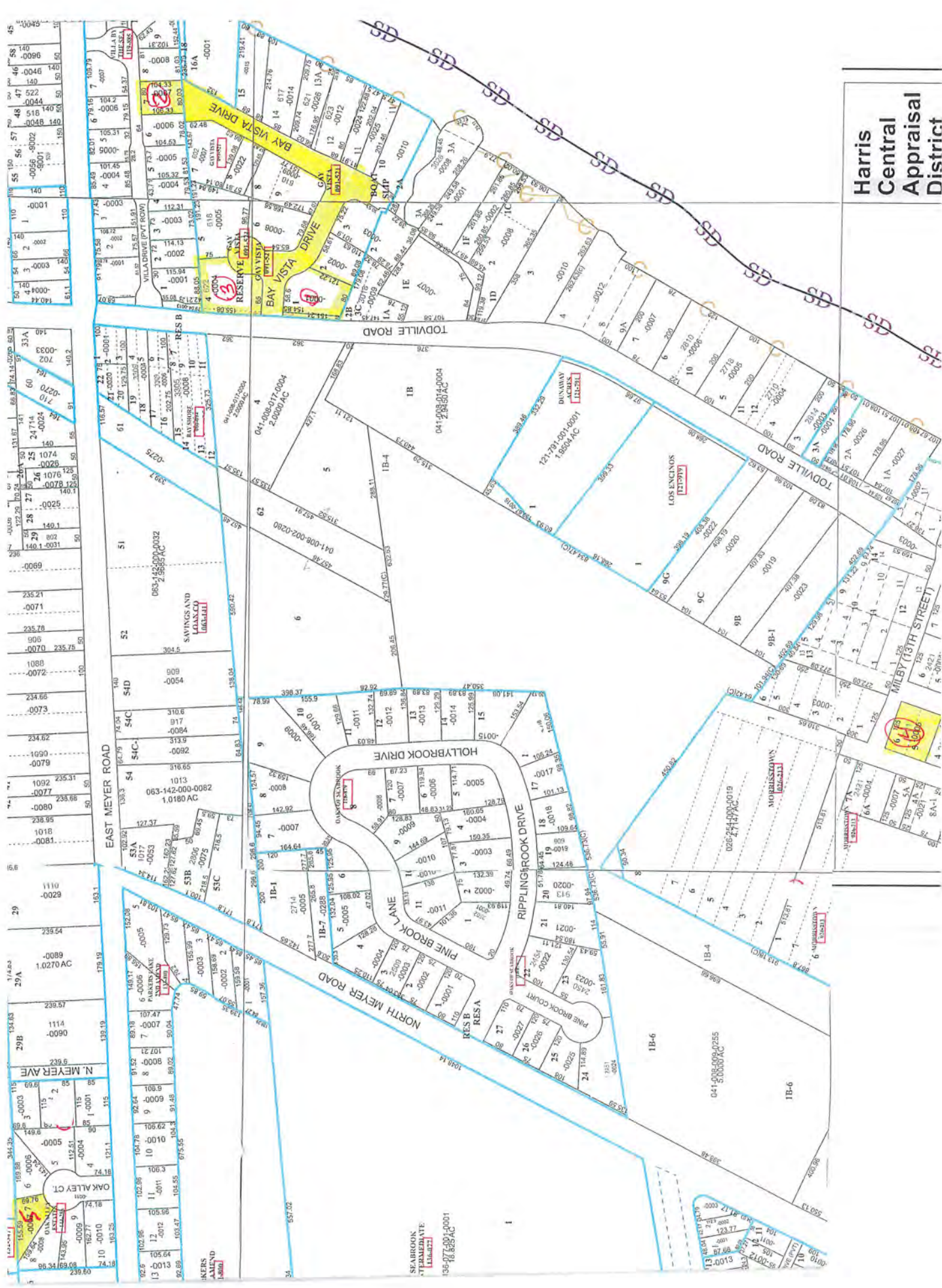
Sold InformationSale Price: **\$123,000**SP/SF: **\$14.68**SP/ACR: **\$639,625.59**Close Date: **01/29/2025**Adj Sale Price: **\$123,000**Adj SP\$/SF: **\$14.68**Adj SP\$/AC: **\$639,625.59**SP/LP #: **0.95**Seller **0**Repairs Paid: **\$0**Days to Close: **5**Title Pd By: **Seller**

Contribution:

CoOp: **No**

Terms:

Prepared By: **Kenneth Kangieser****Data Not Verified/Guaranteed by MLS**
Obtain Signed HAR Broker Notice to Buyer FormDate: **06/19/2025 1:55 PM**Copyright 2025 Houston Realtors Information Service, Inc. All Rights Reserved. Users are Responsible for Verifying All Information for Total Accuracy.



Harris
Central
Appraisal
District

LAND SALES ANALYSIS

In reaching the land value opinion for the subject property by the sales comparison approach, the Harris County Deed Records were searched for recent sales of comparable properties within this area. All of the included sales are located in the general area of the subject and are considered to have similar highest and best uses. The following is a chronological listing of the sales used in this report.

COMPARABLE LAND SALES SUMMARY				
SALE	DATE	SIZE (S.F.)	PRICE (\$/SF)	FRONTAGE
1	1/23/23	21,600	\$6.71	Bay Vista Drive, Todville Road
2	9/14/23	8,427	\$12.46	Villa Drive
3	11/17/23	17,993	\$5.28	Bay Vista Drive, Todville Road
4	11/22/23	13,000	\$10.77	Milby Street
5	10/29/25	8,377	\$14.68	FM 529
Subject	N/A	64,152	N/A	Bay Vista ROW

When comparing these sales to the subject, the factors considered to be the most critical were conditions of sale, financing terms, date of sale, size, location and access, physical characteristics, utility availability and zoning. Each sale was compared to the subject and adjusted on that basis. The following is a discussion of the comparisons used in our analysis.

Conditions of Sale. Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. Buyers or sellers acting under duress may cause a sale to be less representative of the market. A financial, business, or family relationship between the parties may affect the price of a property. When non-market conditions of sale are detected in a transaction, the sale can be used as a comparable only with great care. The circumstances of the sale must be thoroughly researched before an adjustment is made. Although conditions of sale are often perceived as applying only to sales that are not arm's-length transactions, some arm's-length sales may reflect atypical motivations or sale conditions due to unusual tax considerations, sale at legal auction, lack of exposure on the open market, or eminent domain proceedings. If the sales used in the market approach reflect such situations, an appropriate adjustment must be made for motivation or conditions of sale.

Property Rights Conveyed. Adjustments for differences in the property rights conveyed reflect the potential highest and best use of the site. For the purposes of this analysis, no adjustments for property rights has been made.

Financing Terms. The transaction price of one property may differ from that of an identical property due to different financing arrangements. For example, a buyer may pay a higher price in a transaction which involves below market or favorable financing. Favorable financing can be in terms of a below market interest rate, a small down payment, an interest only loan, a non-recourse or limited liability

LAND SALES ANALYSIS - CONTINUED

loan, or a loan based upon the cash flow of the project. All of the sales in this report were cash to the seller or considered cash-equivalent sales; therefore no adjustments are deemed necessary.

Date of Sale. Changes in market conditions may be the result of inflation, deflation, fluctuations in supply and demand, changes in highest and best use, or other factors. Although this adjustment is often referred to as a "time" adjustment, time is not the cause of the adjustment, but a reflection of shifts, or changes in market conditions. Therefore, if market conditions have not changed, no adjustment is deemed necessary, no matter how much time has elapsed. Generally, land values rise over time due to inflation and the decreasing supply of land. The sales included in this report ranged in date of sale from January 23, 2023 to October 29, 2025. Sale 1, 2, 3 and 4 are adjusted upward 10% and 5% for having a date of sale within inferior market conditions.

Location. All of the sales are located in the general area of the subject property and have similar highest and best uses. Therefore there are no adjustments for location.

Size. In most areas of Greater Houston, smaller tracts of land sell for a higher price per unit than larger properties. This is due to the fact that purchases of large acreage tracts entail a much greater capital outlay. This restricts the number of possible buyers as compared to the relatively larger market for smaller tracts, which tends to disproportionately "bid-up" the smaller tract's per unit prices. All sales are similar to the subject and no other adjustments are necessary.

Utility Availability. The availability of utilities is a major factor in the development of any property. If a site has no access to utility service and cannot acquire access, it is virtually impossible to develop. Therefore, the price paid for such a site would be affected due to its lack of utilities. In this case, an owner must make up the expense for acquiring the services and enhancing the site's value. The subject and all sales have access to public water and sewer, therefore no adjustment are warranted.

Corner/Frontage Influence. Properties which enjoy a corner location or have frontage along more than one roadway typically sell at a higher per unit value due to increased exposure and accessibility. The subject and Sales 1 and 3 have frontage on Toddville Road which is a heavier traveled roadway. Sales 2, 4 and 5 are interior residential lots with less traffic and are adjusted downward 20 percent for location. No other adjustments are warranted.

Site Characteristics. Properties which have irregular shapes, or are located in flood hazard areas with undevelopable portions can affect the value of a property. The subject and all sales are located in the 100 year flood hazard therefore no adjustments are required. The subject is a 20 foot wide strip of land that does not have any vertical uses possible. Based on this site configuration and lack of uses, we have adjusted all of the sales down 60 percent.

The land sales adjustment grid on the following page shows our adjustments for the subject tract.

LAND SALES ANALYSIS - CONTINUED

LAND SALES ADJUSTMENT GRID					
ITEM	1	2	3	4	5
PRICE PER SQUARE FOOT (\$/SF)	\$6.71	\$12.46	\$5.28	\$10.77	\$14.68
<i>DATE</i>	<i>1/23/23</i>	<i>9/14/23</i>	<i>11/17/23</i>	<i>11/22/23</i>	<i>10/29/25</i>
CONDITIONS OF SALE	0%	0%	0%	0%	0%
TIME ADJUSTMENT	10%	5%	5%	5%	0%
TOTAL ADJUSTMENT	10%	5%	5%	5%	0%
ADJUSTED \$/SF	\$7.38	\$13.08	\$5.54	\$11.31	\$14.68
<i>SIZE (S.F.)</i>	<i>21,600</i>	<i>8,427</i>	<i>17,993</i>	<i>13,000</i>	<i>8,377</i>
LOCATION	0%	0%	0%	0%	0%
SIZE	0%	0%	0%	0%	0%
CORNER/FRONTAGE	0%	-20%	0%	-20%	-20%
SITE CHARACTERISTICS	-60%	-60%	-60%	-60%	-60%
UTILITIES	0%	0%	0%	0%	0%
FLOOD PLAIN	0%	0%	0%	0%	0%
TOTAL PHYSICAL ADJUSTMENT	-60%	-80%	-60%	-80%	-80%
FINAL INDICATED \$/SF	\$2.95	\$2.62	\$2.22	\$2.26	\$2.94

The sales listed within the adjustment grid have an adjusted sales price ranging from \$2.22 per square foot to \$2.95 per square foot with an average of \$2.60 per square foot. All sales are given equal weight in the value estimate.

Therefore, based on the above land sales analysis and the subject's highest and best use, it is our opinion that the market value of the subject site is \$2.60 per square foot.

1.473 Acres (64,152 S.F.) @ \$2.60 Per Square Foot = \$166,795

Rounded: \$167,000

CORRELATION AND FINAL VALUE ESTIMATE

The Sales Comparison Approach was the only applicable approach to estimate the market value of the subject property.

Sales Comparison Approach. This approach provides a direct comparison between the subject property and similar properties which have recently been sold. The strength of this approach is that it directly measures the actions of buyers and sellers in the marketplace. The weakness of this approach is that no two properties are ever exactly alike. Amenities in purchase considerations and intangible qualities are sometimes difficult to compare. Also, the exact condition of each sale is sometimes unknown. This approach produced several reliable land sales to estimate the value of the subject property. The indicated market value of the subject property via the Sales Comparison Approach, was estimated as follows:

\$167,000

Final Value Estimate. In this instance, the sales comparison approach was considered to be the only applicable method in valuing the subject property. Therefore, our final estimate of the market value of the fee simple estate of the subject property, as of June 18, 2025, based on a 12 month exposure period, is as follows:

\$167,000

ADDENDA

QUALIFICATIONS

QUALIFICATIONS OF

Bradley S. Kangieser, MAI, SRA

Business Address:

GREENBRIAR APPRAISAL COMPANY
10026 Doliver Drive
Houston, Texas 77042

Telephone (281) 556-6668
Cell (713) 724-4773

E-Mail: bkangieser@gbappraisal.com
Web Page: <http://www.gbappraisal.com>

Education:

Graduated from Texas A & M University, College Station, Texas in December, 1982 with a Bachelor of Business Administration in the field of Marketing.

Experience:

Bradley S. Kangieser is a real estate appraiser, consultant and analyst who has been active in all forms of real estate appraisals since 1983. He has been an independent fee appraiser responsible for appraisals of residential, industrial and commercial properties throughout Texas for clients including various savings and loans, mortgage companies, banks, insurance companies, corporations, attorneys and individuals. He received the SRA designation from the Appraisal Institute in 1988 and received the MAI designation from the Appraisal Institute in 1991. He has qualified as an expert witness on real estate appraisal in state and district court.

License/Certification:

Texas State Certified General Real Estate Appraiser #TX-1320289-G
Texas Real Estate Brokers License #336747

Affiliations:

Member Appraisal Institute (MAI) #8888, Appraisal Institute
Senior Residential Appraiser (SRA) #2311, Appraisal Institute
Member of the 1992 Young Advisory Council, Appraisal Institute
Member of the 1994 Young Advisory Council, Appraisal Institute
Regional Ethics & Counseling Panel, Appraisal Institute
Houston Chapter Admissions Committee, Appraisal Institute
Houston Chapter Education Chair, Appraisal Institute
Houston Chapter Board of Directors (2000-2007), Appraisal Institute
Houston Chapter President (2007), Appraisal Institute

RECERTIFICATION OF THE APPRAISAL INSTITUTE

As of the date of this report, Bradley S. Kangieser has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.

QUALIFICATIONS, BRADLEY S. KANGIESER - CONTINUED

Partial List of Property Types Appraised:

- High and Mid Rise Office Buildings
- Downtown Office Buildings
- Single Tenant Office Buildings
- Medical Office Buildings
- High Rise Apartments and Garden Apartments
- Office & Industrial Parks
- Resort and Recreational Developments
- Event Facilities
- Athletic Clubs
- Restaurants
- Special Purpose Properties
- Mobile Home Parks
- All Types of Shopping and or Retail Centers
- Regional Malls
- Manufacturing and Industrial
- Subdivisions
- Churches
- Schools
- Daycare Centers
- Distress and Problem Properties
- Mini-Warehouses
- Recreational Vehicle Parks
- Oil Change (Lube) Facilities
- Automobile Dealerships
- Manual and Full Service Car Washes
- Townhouse Developments

Various Types of Studies and Consulting:

- Environmental Impact Studies
- Feasibility Studies
- Going Concern Valuation
- Market Studies
- Highest and Best Use Studies
- Ad Valorem Tax Studies
- Litigation Support including Expert Witness Testimony
- Condemnation
- Interest Valuations including Fee Simple, Leased Fee, Leasehold and Partial Interest

QUALIFICATIONS, BRADLEY S. KANGIESER - CONTINUED

Partial List of Representative Clients:

Financial Institutions:

Allegiance Bank
Amegy Bank
Amerant Bank
Bancorp South Bank
Bank of America
Bank of Houston
Bank of Texas
Bank OZK
BB&T
BBVA Compass Bank
Cadence Bank
Capital One Bank
Cathay Bank
Central Bank
Citibank
Citizens Bank
Comerica Bank
Commerce Bank
Community Bank
Crockett National Bank
East West Bank
Frost Bank
Iberia Bank
Independence Bank
International Bank of Commerce
JP Morgan/Chase Bank
Key Bank
Legacy Texas Bank
Lone Star Bank
Members Choice Credit Union
Metro Bank
Moody Bank
Northern Trust Bank
Plains Capital Bank
Plains State Bank
PNC Bank
Preferred Bank
Prosperity Bank
Regions Bank
Spirit of Texas Bank
Texas Capital Bank
Texas Citizens Bank
Texas State Bank
Third Coast Bank
Trustmark Bank
US Bank
Union Bank of California

QUALIFICATIONS, BRADLEY S. KANGIESER - CONTINUED

Financial Institutions - Continued:

Veritex Community Bank
Wells Fargo Bank
Whitney Bank
Woodforest National Bank

Government Agencies:

Metropolitan Transit Authority (Houston)
Resolution Trust Corporation
Federal Deposit Insurance Corporation
Fort Bend County Flood Control District
Aldine Independent School District
Klein Independent School District
Texas Department of Transportation
City of Pasadena
City of Bryan
City of Conroe
City of Laporte
Deer Park Independent School District

Corporations:

Archon Group
American General Realty Advisors, Inc.
Ameritas Investment Advisors, Inc.
Bear, Sterns & Company
BMC Mortgage Company
Bridger Commercial Funding
Business Loan Express
Capmark Finance
Churchill Capital
CIBC World Markets
Collateral Mortgage Capital
Column Financial
Commercial Resource Capital
Fannie Mae
Finova Belgravia Capital Corporation
Flagship Properties Corporation
Freddie Mac
Fremont Investment & Loan
GE Capital Corporation
GE Financial Assurance
Hanover Capital Mortgage Corporation
Heller Real Estate Financial Services
HFF, L.P.
Hometown Commercial Capital
The Houston Group Realty Advisors, Inc.
ICap Realty Advisors

QUALIFICATIONS, BRADLEY S. KANGIESER - CONTINUED

Corporations - Continued:

Impac Multifamily Capital
J.P. Morgan Mortgage Capital
Kinghorn, Driver, Hough & Company
LMI Capital
Lehman Brothers
Live Oak Capital
L.J. Melody & Company
Martin Fein Interests, Inc.
Midway Company
MJ Spoor & Company
Morgan Stanley
New Quest Properties
NorthMarq Capital, Inc.
Pinnacle Realty Advisors
Piper Capital Management
PPM Finance Inc.
Principal Real Estate Investors
Prudential Mortgage Capital Company
RAIT Investment Trust
Safeco Credit Company
Saloman Brothers Realty Corporation
Smith Barney
Planned Community Developers
Trammell Crow Company
UBS Warburg
Union Capital Investments, LLC

Life Companies:

Allstate Insurance Company
American Fidelity Assurance Company
Aviva Investors
Business Men's Assurance Company of America
Chubb Life Insurance Company of America
Delta Life and Annuity Company
GE Capital Life Assurance Company of New York
ING USA Annuity and Life Insurance Company
The Guardian Life Insurance Company of America
Jackson National Life Insurance
Jefferson Pilot Life Insurance Company
John Hancock Real Estate Finance, Inc.
MetLife Insurance Company
Reliable Insurance Company
Security Life of Denver Insurance Company
Southern Farm Bureau Life Insurance Company
StanCorp Mortgage Investors
Standard Insurance Company

QUALIFICATIONS, BRADLEY S. KANGIESER - CONTINUED

Life Companies - Continued:

Sun Life Financial
Thrivent Financial for Lutherans
The Variable Annuity Life Insurance Company
Union Central Life Insurance Company
Union Fidelity Life Insurance Company
Western-Southern Life Assurance Company

Law Firms:

Vinson and Elkins
Fulbright & Jaworski
Honigman Miller Schwartz and Cohn
Bracewell & Patterson
Haggans & Associates
Law Offices of Eddie Vassallo
Richard McElya
Jackson & Walker
William D. Noel

BRADLEY SWAN KANGIESER
10026 DOLIVER DRIVE
HOUSTON, TX 77042



Certified General Real Estate Appraiser

Appraiser: **Bradley Swan Kangieser**

License #: **TX 1320289 G**

License Expires: **03/31/2027**

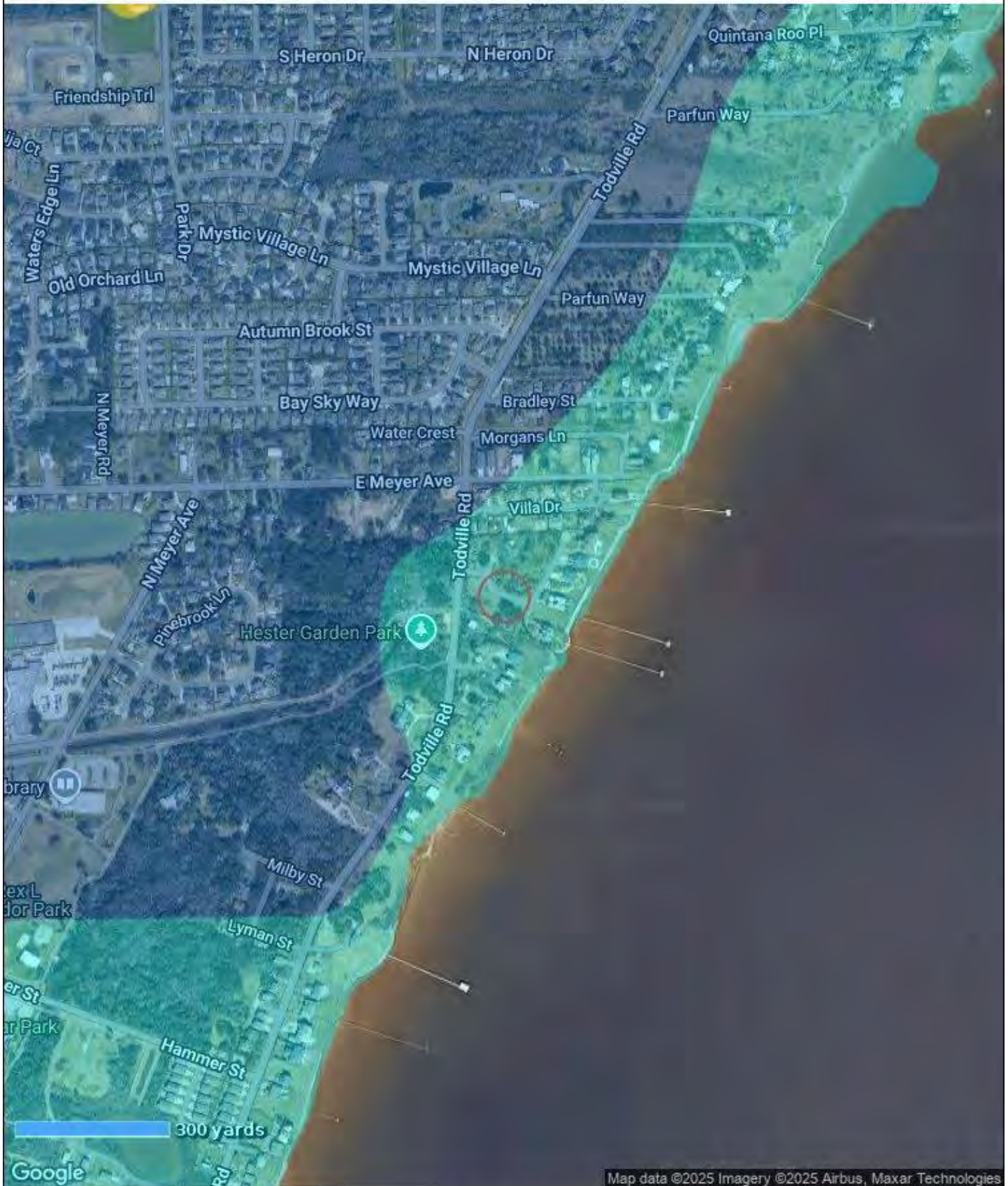
Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

A blue ink signature of Chelsea Buchholtz, the Executive Director of TALCB, is located on the right side of the certificate.

Chelsea Buchholtz
Executive Director

FLOOD MAP



MAP DATA

FEMA Special Flood Hazard Area: Yes
Map Number: 48201C1085M

MAP LEGEND

Areas inundated by 500-year flooding

Protected Areas

Powered by CoreLogic®

Zone: **VE**
Map Date: **January 06, 2017**
FIPS: **48201**

Areas inundated by 100-year flooding

Velocity Hazard

Floodway

Subject Area



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SUBJECT PHOTOGRAPHS



Todville Road Looking South



Todville Road Looking North



Bay Vista From Todville Road



Bay Vista ROW



Bay Vista ROW



Bay Vista ROW



Bay Vista ROW



Bay Vista ROW

LETTER OF ENGAGEMENT



GREENBRIAR
APPRAISAL COMPANY
Real Estate Appraisers-Consultants

BRAD KANGIESER, MAI, SRA



June 16, 2025

Mr. Steve Belmonte
President
Bay Vista Property Owners Association
2450 S Shore Blvd., Suite 125
League City, Texas 77573

Reference: Appraisal of approximately 24,000 square feet of property located in the Bay Vista Right of Way, in Seabook, Harris County, Texas 77586.

Dear Mr. Belmonte,

Per your request, we will be pleased to appraise the above referenced property for internal auditing procedures in compliance with the requirements of FIRREA and USPAP. Our fee is \$2,500 for an electronic copy of the appraisal. The fee is payable upon on delivery of our reports. Interest at the rate of 10% per annum will accrue and be charged on amounts not paid within 30 days of date of invoice. All payments shall be made at 10026 Doliver Drive, Houston, Texas 77042.

The appraisal will commence the date this retainer letter is executed with our delivery date being 3 weeks. Our report will contain our usual contingent and limiting conditions, which are attached to this agreement. If you have any questions regarding this assignment please call Mr. Brad Kangieser, MAI, SRA.

It is understood that this assignment and the payment of our fee is not dependent or contingent upon any loan commitment, sale, trial outcome, receipt of funds by you, or any other condition or contingency. So we may proceed with this assignment, please indicate your acceptance by signing, dating and returning a copy of this letter. Thank you for your consideration of our firm and your business, which is appreciated.

Sincerely,

Brad Kangieser, MAI, SRA
President

By: _____
Name: **Steve Belmonte, President**
Title: _____
Date: **06/16/2025**

CONTINGENT AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions.

The legal description furnished to us is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good and marketable unless otherwise stated.. Any existing liens and encumbrances have been disregarded and the property appraised as though free and clear under responsible ownership and competent management, unless otherwise indicated.

We have made no survey and assume no responsibility in connection with such matters. We believe the information in this report furnished by others to be reliable, but no warranty is given for its accuracy. This includes, but is not limited to, information obtained in regard to operating statements, rent rolls, flood plains, wetlands, geological fault lines, sufficiency of public utilities, and land or surface subsidence. The construction and condition of the improvements mentioned in the body of this report is based on observation and no engineering study has been made, unless previously noted, which would discover latent defects. No certification as to construction or any of the physical aspects could be given unless a proper engineering study were made.

No fault line, flood plain, or subsidence study has been made by the appraisal firm and could be undertaken only by a qualified engineering firm.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

The distribution of the total valuation between land and improvements in this report applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal, and are invalid if so used.

Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interest will invalidate the value estimate, unless such prorations or division of interests has been set forth in the report.

The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question, unless arrangements have been previously made.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used

CONTINGENT AND LIMITING CONDITIONS - CONTINUED

for any purpose by anyone other than the addressee without the previous written consent of the appraiser.

Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the consent and approval of the author, particularly as to valuation conclusions, and identity of the appraiser or firm with which he/she is connected, or any reference to the Appraisal Institute, or the MAI designation, or the SRA designation.

This report is written in conformity with the professional standards of practice and code of ethics of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice and the rules of the Texas Appraisal Licensing & Certification Board unless otherwise stated.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's site visit. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

The appraiser represents that he/she is not an expert to appraise insulation or other products banned by the Consumer Products Safety Commission which might render the property more or less valuable. In connection with this appraisal, the appraiser has not inspected or tested for, nor taken into consideration in any respect the presence or absence of insulation or other said products increase or decrease in the value of the property from the value placed thereon by the opinion of the appraiser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

It is understood that this assignment and the payment of our fee is not dependent or contingent upon any loan commitment, sale, trial outcome, receipts of funds by you, or any other condition or contingency.

The liability of Greenbriar Appraisal Company, its owner and staff, is limited to the Client only and to the amount of the fee actually paid for the services rendered, as liquidated damages, if any related dispute arises. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than Client, the Client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is in no way to be responsible for

CONTINGENT AND LIMITING CONDITIONS - CONTINUED

any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. Client also agrees that in case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant or any party), Client will hold Appraiser(s) completely harmless from and against any liability, loss, cost or expense incurred or suffered by Appraiser(s) in any such action, regardless of its outcome.

This report may be relied upon by "CLIENT" in determining whether to make a loan evidenced by a note (the "Property Note") which is further secured by the Property. The report may be relied upon by any purchaser or assignee of the Property Note in determining whether to acquire the Property Note or an interest therein. In addition, the report may be relied upon by any rating agency involved in rating securities secured by, or representing an interest in the Property Note. This report may be used in connection with materials offering for sale the Property Note, or an interest in the Property Note, and in presentations to any rating agency. With respect to the foregoing, the report speaks only as of the origination date of the report unless specifically updated through a supplemental report.

**PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, JANUARY 20, 2026 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, JANUARY 20, 2026, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

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

SPECIFIC PUBLIC HEARING

Conduct a Public Hearing on a request for an amendment to Appendix A, “Comprehensive Zoning,” Article 3. “Establishment of Zoning Districts and Associated Regulations.” by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled “Supplementary Regulations”, by creating a prohibition against the use of “Hazardous Materials” as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, December 24, 2025 on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Ranya Botros
Administrative Assistant

Planning & Zoning Commission OFFICIAL REPORT

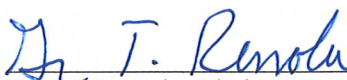
The Planning and Zoning Commission of the City of Seabrook met on November 20, 2025 to hold a meeting to consider:

Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

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 November 20, 2025, 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>
Gary Renola	✓				GJR
Byron Hanssen	✓				BH
Scott Reynolds	✓				SR
Ed Klein	✓				EK
Guy Rodgers	✓				GR
Rhonda Thompson	✓				RT
Jared Justus	✓				JJ



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:


Ranya Botros
Community & Economic Development
Coordinator

ORDINANCE NO. 2026-03
PROHIBITION OF USE OF HAZARDOUS MATERIALS IN FENCING
CONSTRUCTION

AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M") ALL UNDER THE SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 conducted a public hearing, 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 update the provisions related to permitted land uses for safety of the public; and

WHEREAS, the Planning and Zoning Commission, after further review as requested by City Council, has recommended approval of this amendment at its meeting of November 20, 2025, and has made its final report; 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. AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13, ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M") ALL UNDER THE SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE PROHIBITION FOR THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREFTER, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS, AS FOLLOWS:

"Sec. 3.02. R-LD Low density single-family residential district.

3.02.13. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.

(3) An exception is permitted for approved governmental uses.

“Sec. 3.03. - R-1 Single-family detached residential district.

3.03.13. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence’s interior within 18 inches of finished ground level.

(3) An exception is permitted for approved governmental uses.

Sec. 3.04. - R-2 Single-family detached residential district (small lots).

.....

3.04.11. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

- (1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.
- (2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.
- (3) An exception is permitted for approved governmental uses.

Sec. 3.05. - R-3 Medium density residential district.

.....
3.05.11. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

- (1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.
- (2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.
- (3) An exception is permitted for approved governmental uses.

181 **Sec. 3.06. - C-1 Light commercial district.**
182

183
184 3.06.13. Supplemental regulations:
185

186 A. Lighting: Any light used for security or to illuminate the parking area shall be so
187 arranged as to reflect away from any adjacent residential uses.
188

189 B.

190 C. No temporary structures, including recreational vehicles, construction trailers or travel
191 trailers may be used for on-site dwelling purposes.
192

193 D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.
194

195 **E. It shall be unlawful for any person to use hazardous materials for the construction**
196 **of fencing, by erecting, maintaining, allowing or permitting a fence:**
197

198 **(1) that is constructed to include barbed wire, concertina wire, or any other**
199 **materials designed or capable of causing unreasonable harm to persons or animals within**
200 **six and one-half (6 ½) feet from finished ground level.**
201

202 **(a) Elevation Measurement. In the event that the fence height has been**
203 **elevated through the use of a permitted retaining wall, the fence height is measured from**
204 **the bottom of the retaining wall to the highest point of the fence. If the fence height has not**
205 **been elevated through the use of a permitted retaining wall, the fence height is measured**
206 **from grade to the highest point of the fence.**
207

208 **(2) that is electrically charged in any manner.**
209

210 **(3) An exception is permitted for governmental uses.**
211

212
213 **Sec. 3.07. - C-2 Medium commercial district.**
214

215 *****
216 3.07.13. Supplementary regulations:
217

218 A. Lighting: Any light used for security or to illuminate the parking area shall be so
219 arranged as to reflect away from any adjacent residential uses.
220

221 B. Temporary structures for uses incidental to construction work on the premises which are
222 removed from completion or abandonment of construction work are allowed upon permit from
223 the building official.
224

225 C. No temporary structures, including recreational vehicles, construction trailers, or travel
226 trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for approved governmental uses.

Sec. 3.08. – C-3 Heavy commercial district.

.....
3.08.13. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.09. - SH 146 South commercial district (146-S).

3.09.12. Supplementary regulations:

A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise approved by city council.

D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours.

E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

G. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from

the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.10. - WAD Waterfront activity district.

3.10.13. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.11. - MMU Marine oriented mixed use district.

3.11.10. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.12. - OS Old Seabrook district.

3.12.03. The following regulations apply to townhouses and to all other uses by right and conditional uses allowed in this zoning district.

A. Accessory structures: Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on a site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than five feet shall be maintained between the main structure and accessory buildings. Connecting breezeways shall not exceed eight feet in width from finish wall

to finish wall. Buildings shall be separated by an approved firestop in the roof and walls. No accessory structures or other obstructions including decks, pools, paving, landscaping structures or trees and fountains may be erected on any utility easement.

B. Buffering and screening: Any property classified in this zoning district which adjoins or abuts any property classified in the R-LD, R-1 or R-2 zoning district shall provide a front, side or rear setback as applicable that is at least as deep or wide as that required in such adjoining or abutting districts. Properties in the OS zone which are separated by a street from any R-LD, R-1 or R-2 zone shall also meet these requirements.

C. Outside storage and display:

1. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.
2. Plants/flowers and boats for sale or rent may be displayed at all times. All other merchandise may be displayed during business hours only.
3. Temporary permits for outside display in parking areas or other private areas may be issued to a business by the building official. These temporary permits may be for a period of no more than 72 consecutive business hours.
4. Outside storage shall be permitted only when incidental to the commercial use located on the same premises and provided that:
 - a. The storage area may not extend beyond the front line of the building.
 - b. The storage area may not be located in any of the required parking areas.
 - c. All stored merchandise must be behind a screen fence which shall be 100-percent impervious to sight and a minimum of six feet in height. Plants/flowers and boats only are exempt from this requirement.
 - d. Merchandise shall not protrude above the height of the enclosed fence, walls or buildings. Plants/flowers and boats only are excluded from this requirement.
5. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours. Furthermore, no trailer, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

D. Animal control: No farm fowl or farm animals shall be kept on the premises.

E. Parking: Parking shall be in accordance with [Article 5](#) of this ordinance. Please see the comprehensive off-street parking regulation matrix. In addition, properties in the Old Seabrook district shall be given the following parking credits when applicable.

1. For all existing buildings, either commercial or to be converted to commercial use:
 - a. Less than one 1,500 sq. ft.; parking may be reduced 20 percent.
 - b. Less than 2,000 sq. ft.; parking may be reduced ten percent.
 - c. Two thousand or more square feet; parking may not be reduced.
2. In no case shall there be fewer than two parking spaces provided.
3. For each additional tenant in any building which is 2,000 square feet or greater, add one additional space to the requirements listed above.
4. All buildings constructed or expanded after passage of this ordinance must meet parking requirements as stipulated in [Article 5](#).
5. Medical facilities with or without beds shall not be eligible for the above credits, but shall maintain parking in accordance with [Article 5](#).
6. Commercial vehicles of business shall be parked at other than mandatory parking spaces during business hours.
7. All fractional parking space calculations shall be counted as a full space.
8. Special exception to parking density, off-street parking and design and standards as listed in [Article 5](#) may be permitted on appeal to the board of adjustment without consideration to hardship.

F. Landscaping: Shall be in accordance with [Article 5](#) of this ordinance.

G. Reserved.

H. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from

the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.13. - MH Mobile home-manufactured housing district.

3.13.13. Supplementary regulations:

A. All mobile homes shall be skirted/screened from base of the unit to grade with a material approved by the building department.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.14. Light industrial district.

.....
3.14.14. Supplementary regulations:

A. Use of Red Bluff Road and Todville Road Prohibited: The regular use of Red Bluff Road and/or Todville Road for industrially related traffic shall be prohibited. Site design for land uses permitted within the LI zoning district shall incorporate provisions for avoiding the use of Red Bluff Road and Todville Road for site-related traffic.

B. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

C. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

D. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

E. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

F. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.16. – SH 146 Main commercial district (146-M)
.....

3.16.12. Supplementary regulations:

A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise approved by city council.

D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours.

E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

G. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.”

SECTION 4. 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 and Ordinance, Section 1-15 “General Penalty and 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 5. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 6. 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 7. 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, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of January 2026.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 3rd day of February 2026.

BY: _____
James J. Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

City Council Meeting

January 8, 2026

History

July 15, 2021

City Staff presented the following Planning and Zoning Commission recommendation to City Council:

Recommendation

It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.

(3) An exception is permitted for governmental uses.

Code Sections to be Modified

- Section 3.02.13 (R-LD)– Low density single-family residential district.
(Min Lot Size 14,000 sq. ft.)
- Section 3.03.13 (R-1)– Single-family detached residential district.
(Min Lot Size 7,500 sq. ft.)
- Section 3.04.11 (R-2)– Single-family detached residential district (small lots).
(Min Lot Size 6,000 sq. ft.)
- Section 3.05.11 (R-3) – Medium Density Residential District (Multi-Family)

Recommendation

It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) *Elevation Measurement.* In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Code Sections to be Modified

Section 3.06.13, (“C-1”) – Light Commercial

Section 3.07.13, (“C-2”)– Medium Commercial

Section 3.08.13, (“C-3”)– Heavy Commercial

Section 3.09.12, (“146-S”) – SH146 South Commercial District

Section 3.10.13, (“WAD”) – Waterfront Activity District

Section 3.11.10, (“MMU”), – Marine Oriented Mixed-Use District

Section 3.12.03 (H) (“OS”), – Old Seabrook District

Section 3.13.13 (“MH”), – Mobile Home Manufactured Housing District

Section 3.14.14 (“LI”),– Light Industrial District

Section 3.16.12, (“146-M”)– SH146 Main Commercial District

City Council elected not to act.

The Planning and Zoning Commission is again requesting that City Council consider the recommended amendments to the code.

Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Razor Wire/Concertina Wire)



Examples of Hazardous Fencing (Electric Fence)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Questions?



Agenda Briefing

Date of Meeting: January 20, 2026

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area: QUALITY OF LIFE

General Information:

Consider and take all appropriate action on the first reading of Ordinance No. 2026-03 an amendment to Appendix A, “Comprehensive Zoning,” Article III, “Establishment of Zoning Districts and Associated Regulations,” by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle “Supplementary Regulations.”

Executive Summary / Background:

On July 15, 2021, City staff presented to the City Council a set of Planning and Zoning Commission recommendations proposing amendments to the City’s development code related to the use of hazardous materials in fencing construction. The recommended amendments were intended to prohibit fencing materials and features that could pose an unreasonable risk of harm to persons or animals, while allowing limited exceptions.

Summary of Proposed Restrictions

The Planning and Zoning Commission recommended that it be unlawful for any person to erect, maintain, allow, or permit a fence that includes:

- (1) barbed wire, concertina wire, or other materials designed or capable of causing unreasonable harm to persons or animals;
- (2) electrically charged fencing, with limited exceptions depending on zoning district; and
- (3) an exception for governmental uses.

Residential Zoning Districts — Proposed Amendments

The recommendation included modifying fencing provisions within the following residential zoning sections:

- Section 3.02.13 (R-LD) — Low density single-family residential district (Min Lot Size 14,000 sq. ft.)
- Section 3.03.13 (R-1) — Single-family detached residential district (Min Lot Size 7,500 sq. ft.)
- Section 3.04.11 (R-2) — Single-family detached residential district (small lots) (Min Lot Size 6,000 sq. ft.)
- Section 3.05.11 (R-3) — Medium Density Residential District (Multi-Family)

For residential areas, the proposal would prohibit barbed wire, concertina wire, or similar hazardous materials and prohibit electrically charged fencing, with one limited exception: a low-voltage, single-strand electric wire designed to secure pets, installed along the interior of a fence and located within 18 inches of finished ground level, using a low-voltage regulator.

Commercial and Other Non-Residential Districts — Proposed Amendments

For non-residential districts, the Planning and Zoning Commission recommended prohibiting hazardous fencing materials within six and one-half (6½) feet from finished ground level, including barbed wire, concertina wire, or similar materials capable of causing unreasonable harm. The proposal also included a provision clarifying how fence height is measured when the fence is elevated by a permitted retaining wall.

The following code sections were identified for modification:

- Section 3.06.13 (C-1) — Light Commercial
- Section 3.07.13 (C-2) — Medium Commercial
- Section 3.08.13 (C-3) — Heavy Commercial
- Section 3.09.12 (146-S) — SH146 South Commercial District
- Section 3.10.13 (WAD) — Waterfront Activity District
- Section 3.11.10 (MMU) — Marine Oriented Mixed-Use District
- Section 3.12.03 (H) (OS) — Old Seabrook District
- Section 3.13.13 (MH) — Mobile Home Manufactured Housing District
- Section 3.14.14 (LI) — Light Industrial District
- Section 3.16.12 (146-M) — SH146 Main Commercial District

An exception for governmental uses was also included for these districts.

Council Action History

Following the July 15, 2021, presentation, the City Council elected not to take action on the recommended amendments at that time.

Current Request

The Planning and Zoning Commission is again requesting that the City Council consider the same recommended amendments to the development code regarding hazardous

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

fencing materials and electrically charged fencing.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Planning and Zoning Commission Official Report
2. Ordinance 2026-03
3. Staff Presentation

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Planning & Zoning Commission OFFICIAL REPORT

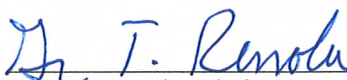
The Planning and Zoning Commission of the City of Seabrook met on November 20, 2025 to hold a meeting to consider:

Consider and take all appropriate action on a request for an amendment to Appendix A, "Comprehensive Zoning," Article 3. "Establishment of Zoning Districts and Associated Regulations." by modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.08.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), 3.13.13, 3.14.14, and 3.16.12 all Titled "Supplementary Regulations", by creating a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to the prohibition of Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or other Sharp Objects.

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 November 20, 2025, 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>
Gary Renola	✓				GJR
Byron Hanssen	✓				BH
Scott Reynolds	✓				SR
Ed Klein	✓				EK
Guy Rodgers	✓				GR
Rhonda Thompson	✓				RT
Jared Justus	✓				JJ



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:


Ranya Botros
Community & Economic Development
Coordinator

ORDINANCE NO. 2026-03
PROHIBITION OF USE OF HAZARDOUS MATERIALS IN FENCING
CONSTRUCTION

AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M") ALL UNDER THE SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 conducted a public hearing, 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 update the provisions related to permitted land uses for safety of the public; and

WHEREAS, the Planning and Zoning Commission, after further review as requested by City Council, has recommended approval of this amendment at its meeting of November 20, 2025, and has made its final report; 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. AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III. "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13, ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M") ALL UNDER THE SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE PROHIBITION FOR THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREFTER, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS, AS FOLLOWS:

"Sec. 3.02. R-LD Low density single-family residential district.

3.02.13. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.

(3) An exception is permitted for approved governmental uses.

“Sec. 3.03. - R-1 Single-family detached residential district.

3.03.13. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.

(3) An exception is permitted for approved governmental uses.

Sec. 3.04. - R-2 Single-family detached residential district (small lots).

.....
3.04.11. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

- (1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.
- (2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.
- (3) An exception is permitted for approved governmental uses.

Sec. 3.05. - R-3 Medium density residential district.

.....
3.05.11. Supplementary regulations:

A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

B. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes.

C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

D. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

- (1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.
- (2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.
- (3) An exception is permitted for approved governmental uses.

181 **Sec. 3.06. - C-1 Light commercial district.**
182

183
184 3.06.13. Supplemental regulations:
185

186 A. Lighting: Any light used for security or to illuminate the parking area shall be so
187 arranged as to reflect away from any adjacent residential uses.
188

189 B.

190 C. No temporary structures, including recreational vehicles, construction trailers or travel
191 trailers may be used for on-site dwelling purposes.
192

193 D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.
194

195 **E. It shall be unlawful for any person to use hazardous materials for the construction**
196 **of fencing, by erecting, maintaining, allowing or permitting a fence:**
197

198 **(1) that is constructed to include barbed wire, concertina wire, or any other**
199 **materials designed or capable of causing unreasonable harm to persons or animals within**
200 **six and one-half (6 ½) feet from finished ground level.**
201

202 **(a) Elevation Measurement. In the event that the fence height has been**
203 **elevated through the use of a permitted retaining wall, the fence height is measured from**
204 **the bottom of the retaining wall to the highest point of the fence. If the fence height has not**
205 **been elevated through the use of a permitted retaining wall, the fence height is measured**
206 **from grade to the highest point of the fence.**
207

208 **(2) that is electrically charged in any manner.**
209

210 **(3) An exception is permitted for governmental uses.**
211

212
213 **Sec. 3.07. - C-2 Medium commercial district.**
214

215 *****
216 3.07.13. Supplementary regulations:
217

218 A. Lighting: Any light used for security or to illuminate the parking area shall be so
219 arranged as to reflect away from any adjacent residential uses.
220

221 B. Temporary structures for uses incidental to construction work on the premises which are
222 removed from completion or abandonment of construction work are allowed upon permit from
223 the building official.
224

225 C. No temporary structures, including recreational vehicles, construction trailers, or travel
226 trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for approved governmental uses.

Sec. 3.08. – C-3 Heavy commercial district.

.....
3.08.13. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.09. - SH 146 South commercial district (146-S).

3.09.12. Supplementary regulations:

A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise approved by city council.

D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours.

E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

G. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from

the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.10. - WAD Waterfront activity district.

3.10.13. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.11. - MMU Marine oriented mixed use district.

3.11.10. Supplementary regulations:

A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.12. - OS Old Seabrook district.

3.12.03. The following regulations apply to townhouses and to all other uses by right and conditional uses allowed in this zoning district.

A. Accessory structures: Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on a site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than five feet shall be maintained between the main structure and accessory buildings. Connecting breezeways shall not exceed eight feet in width from finish wall

410 to finish wall. Buildings shall be separated by an approved firestop in the roof and walls. No
411 accessory structures or other obstructions including decks, pools, paving, landscaping structures
412 or trees and fountains may be erected on any utility easement.

413
414 B. Buffering and screening: Any property classified in this zoning district which adjoins or
415 abuts any property classified in the R-LD, R-1 or R-2 zoning district shall provide a front, side or
416 rear setback as applicable that is at least as deep or wide as that required in such adjoining or
417 abutting districts. Properties in the OS zone which are separated by a street from any R-LD, R-1
418 or R-2 zone shall also meet these requirements.

419
420 C. Outside storage and display:

- 421
- 422 1. Outside display of merchandise is permitted except in any of the required parking
423 areas or other restricted areas. No display shall be erected in a manner that
424 obstructs the safe flow of pedestrian or vehicular traffic.
425
 - 426 2. Plants/flowers and boats for sale or rent may be displayed at all times. All other
427 merchandise may be displayed during business hours only.
428
 - 429 3. Temporary permits for outside display in parking areas or other private areas may
430 be issued to a business by the building official. These temporary permits may be
431 for a period of no more than 72 consecutive business hours.
432
 - 433 4. Outside storage shall be permitted only when incidental to the commercial use
434 located on the same premises and provided that:
435
 - 436 a. The storage area may not extend beyond the front line of the building.
437
 - 438 b. The storage area may not be located in any of the required parking areas.
439
 - 440 c. All stored merchandise must be behind a screen fence which shall be 100-
441 percent impervious to sight and a minimum of six feet in height.
442 Plants/flowers and boats only are exempt from this requirement.
443
 - 444 d. Merchandise shall not protrude above the height of the enclosed fence,
445 walls or buildings. Plants/flowers and boats only are excluded from this
446 requirement.
447
 - 448 5. No trailer or semitrailer may be used for the storage of retail or wholesale
449 merchandise on any property in this district for a period exceeding 72 hours.
450 Furthermore, no trailer, semitrailer or shipping container may be used for the
451 display, vending or retailing of any merchandise at any time.
452

453 D. Animal control: No farm fowl or farm animals shall be kept on the premises.
454

E. Parking: Parking shall be in accordance with [Article 5](#) of this ordinance. Please see the comprehensive off-street parking regulation matrix. In addition, properties in the Old Seabrook district shall be given the following parking credits when applicable.

1. For all existing buildings, either commercial or to be converted to commercial use:
 - a. Less than one 1,500 sq. ft.; parking may be reduced 20 percent.
 - b. Less than 2,000 sq. ft.; parking may be reduced ten percent.
 - c. Two thousand or more square feet; parking may not be reduced.
2. In no case shall there be fewer than two parking spaces provided.
3. For each additional tenant in any building which is 2,000 square feet or greater, add one additional space to the requirements listed above.
4. All buildings constructed or expanded after passage of this ordinance must meet parking requirements as stipulated in [Article 5](#).
5. Medical facilities with or without beds shall not be eligible for the above credits, but shall maintain parking in accordance with [Article 5](#).
6. Commercial vehicles of business shall be parked at other than mandatory parking spaces during business hours.
7. All fractional parking space calculations shall be counted as a full space.
8. Special exception to parking density, off-street parking and design and standards as listed in [Article 5](#) may be permitted on appeal to the board of adjustment without consideration to hardship.

F. Landscaping: Shall be in accordance with [Article 5](#) of this ordinance.

G. Reserved.

H. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from

the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.13. - MH Mobile home-manufactured housing district.

3.13.13. Supplementary regulations:

A. All mobile homes shall be skirted/screened from base of the unit to grade with a material approved by the building department.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

E. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.14. Light industrial district.

.....
3.14.14. Supplementary regulations:

A. Use of Red Bluff Road and Todville Road Prohibited: The regular use of Red Bluff Road and/or Todville Road for industrially related traffic shall be prohibited. Site design for land uses permitted within the LI zoning district shall incorporate provisions for avoiding the use of Red Bluff Road and Todville Road for site-related traffic.

B. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

C. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

D. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.

E. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

F. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Sec. 3.16. – SH 146 Main commercial district (146-M)
.....

3.16.12. Supplementary regulations:

A. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

B. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.

C. Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise approved by city council.

D. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours.

E. No trailer, motor vehicle, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

F. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.

G. It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) Elevation Measurement. In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.”

SECTION 4. 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 and Ordinance, Section 1-15 “General Penalty and 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 5. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 6. 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 7. 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, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of January 2026.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 3rd day of February 2026.

BY: _____
James J. Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

City Council Meeting

January 8, 2026

History

July 15, 2021

City Staff presented the following Planning and Zoning Commission recommendation to City Council:

Recommendation

It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

(2) that is electrically charged in any manner. An exception shall be allowed for purposes of securing pets within an approved single-strand wire that is designed to conduct electricity with a low-voltage regulator along the fence's interior within 18 inches of finished ground level.

(3) An exception is permitted for governmental uses.

Code Sections to be Modified

- Section 3.02.13 (R-LD)– Low density single-family residential district.
(Min Lot Size 14,000 sq. ft.)
- Section 3.03.13 (R-1)– Single-family detached residential district.
(Min Lot Size 7,500 sq. ft.)
- Section 3.04.11 (R-2)– Single-family detached residential district (small lots).
(Min Lot Size 6,000 sq. ft.)
- Section 3.05.11 (R-3) – Medium Density Residential District (Multi-Family)

Recommendation

It shall be unlawful for any person to use hazardous materials for the construction of fencing, by erecting, maintaining, allowing or permitting a fence:

(1) that is constructed to include barbed wire, concertina wire, or any other materials designed or capable of causing unreasonable harm to persons or animals within six and one-half (6 ½) feet from finished ground level.

(a) *Elevation Measurement.* In the event that the fence height has been elevated through the use of a permitted retaining wall, the fence height is measured from the bottom of the retaining wall to the highest point of the fence. If the fence height has not been elevated through the use of a permitted retaining wall, the fence height is measured from grade to the highest point of the fence.

(2) that is electrically charged in any manner.

(3) An exception is permitted for governmental uses.

Code Sections to be Modified

Section 3.06.13, (“C-1”) – Light Commercial

Section 3.07.13, (“C-2”)– Medium Commercial

Section 3.08.13, (“C-3”)– Heavy Commercial

Section 3.09.12, (“146-S”) – SH146 South Commercial District

Section 3.10.13, (“WAD”) – Waterfront Activity District

Section 3.11.10, (“MMU”), – Marine Oriented Mixed-Use District

Section 3.12.03 (H) (“OS”), – Old Seabrook District

Section 3.13.13 (“MH”), – Mobile Home Manufactured Housing District

Section 3.14.14 (“LI”),– Light Industrial District

Section 3.16.12, (“146-M”)– SH146 Main Commercial District

City Council elected not to act.

The Planning and Zoning Commission is again requesting that City Council consider the recommended amendments to the code.

Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Projections)



Examples of Hazardous Fencing (Razor Wire/Concertina Wire)



Examples of Hazardous Fencing (Electric Fence)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Examples of Hazardous Fencing (Barbed Wire)



Questions?



Agenda Briefing

Date of Meeting: January 20, 2026

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area: INFRASTRUCTURE

General Information:

Consider and take all appropriate action on Amendment No. 1 to the Capital Improvement Program FY2026.

Executive Summary / Background:

City Council approved the FY2026 Annual Budget, which included the Capital Improvement Program (CIP) for the period of October 1, 2025 through September 30, 2026. The CIP document was presented to Council and ultimately attached as part of the FY2026 Annual Budget approval.

Since adoption, staff has identified the need to amend the previously approved CIP to reflect updated project scopes, revised funding sources, updated cost estimates, project timing adjustments, and the addition or removal of certain projects. This agenda item is being brought forward to formally amend the FY2026 CIP to ensure the document accurately reflects current project planning, funding availability, and operational priorities.

In addition, several of the proposed projects included in this amendment have been discussed by City Council and the Parks and Trails Committee. Staff is bringing these items forward to ensure the Capital Improvement Program accurately reflects projects that have been part of recent policy discussions and long-term planning considerations.

This action is not intended to approve full project funding at this time for all items included in the amendment. Several projects will require further direction from City Council regarding funding strategies, timing, and implementation. Rather, staff is requesting amendment of the FY2026 Capital Improvement Program to determine whether the inclusion, modification, or removal of certain projects reflects the will of

City Council within the five-year outlook of the City's capital planning framework.

The proposed amendment to the FY2026 Capital Improvement Program includes the following changes:

1. **P12 – Wildlife Park Trailhead Improvements**
2. **Add: Skatepark Project**
3. **Add: Pumptrack Project**
4. **Add: Carothers Shoreline Enhancement**
5. **P27 – Pine Gully Pier**
6. **WW19 – Wastewater Treatment Plant (WWTP) Demo**
7. **W33 – NASA Waterline Bore at Mud Bayou**
8. **Delete: P44 – Hester Parking**
9. **WW22 – Pine Gully Lift Station**
10. **Add: SCADA Fiber Project Extension**
11. **FAC39 – City Hall Renovations**
12. **FAC38 – Police Department Renovations**

These changes allow the Capital Improvement Program to better serve as a planning and policy guidance tool while maintaining flexibility for future funding decisions.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

1/2/26

Gayle Cook
City of Seabrook
1700 1st Street
Seabrook, TX 77586

RE: Community House - Phase 1 Remodel

Dear Gayle,

We are pleased to present our proposal for the Community House Remodel, based on our previous site visit and attached scope sketch. This proposal is offered through OMNIA Partners Cooperative JOC Contract #04-29. Please see scope of work below, further detailed on scope attachment:

Scope of Work:

SITE MEASURES:

- Full-time Superintendent onsite for duration of project
- Temp poly-plastic dustwalls and floor protection
- Furniture relocation/shifting to make-way for flooring & painting work
- Dumpsters and portacan/handwash station
- Ring system rolling scaffold for high wall & ceiling work access (ex. Floor not rated/engineered for scissor lift point loads)
- Final cleaning service upon completion of project

DRYWALL:

- Remove expanded metal from balcony on second floor
- Frame and finish with metal studs and one sided 5/8 type X drywall on balcony
- Patch and repair drywall on stage
- Install ACT ceiling on stage to cover A/C ducting and leaving lighting exposed. Tile and grid to be black (USG Radar 2x2)
- One slot track in ceiling grid for existing stage curtain path of travel
- Demolish 1ea. Existing TV cabinet above fireplace

MILLWORK:

- Demolish existing panel partition pockets and track to expose old cased opening
- Install casing trim to match stage opening style
- Patch and repair 2ea. Existing wood steps at front of stage
- Patch and repair damaged wood at 5ea. Existing windows where water intrusion occurred
- Window patch wood to be pressure-treated Southern Yellow Pine or similar paint-grade
- Casing and steps to be Douglas Fir #2 to match existing stained wood
- Install moulding at transition from wood paneling to drywall at mezzanine balcony
- Touch up existing mantel beams at 2ea. Ex. fireplaces

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535

**FLOORING:**

- *Drum sand existing wood flooring*
- *Replace 30 L.F. of nosing at stage*
- *Repair 1ea. floor opening currently covered with metal patch plate, approx. 5 S.F.*
- *Sand treads, risers, nosing at platform stage*
- *Install new ¾ round at walls*
- *Sand ¾ round*
- *Apply 1 coat of stain*
- *Apply 2 coats of Satin Finish*

PAINTING:

- *Hand-sand/scuff existing wood paneling and trim substrate to receive new bonding primer*
- *Bonding primer and painting wood walls, baseboard, 8ea WD doors/frames and 15ea window sills/casing*
- *Prime/paint new drywall surfaces at stage and mezzanine balcony covering*
- *Restaining 2ea wood scissor trusses with 4ea columns (stain color to be darker)*
- *Limewash 2ea. Existing fireplace brick surrounds*
- *Clean/polish existing fireplace intake grilles*

ELECTRICAL:

- *Demo 8 Strip fixtures 8'*
- *Replace 10 Wall Sconces (Provided by owner via fixture allowance)*
- *Demo 2 Ceiling fans*
- *Install 2 chandeliers (provided by owner via fixture allowance)*

Exclusions:

- 1. Unforeseen conditions. Scope not explicitly listed in this proposal*
- 2. Exposed ceiling deck refinishing, existing to remain*
- 3. Window blinds. Window repainting - existing to remain*
- 4. Wood-burning fireplace repairs (to remain capped off/out of service per city request)*
- 5. Stage curtains, existing to remain*
- 6. Back attic stair flooring, existing tread/risers to remain as-is to reduce cost*
- 7. Attic/mezzanine finishes, existing to remain as-is*
- 8. Site security measures and/or camera surveillance*
- 9. Contingencies*
- 10. Sales tax. (City to provide tax exemption certificate)*
- 11. Excludes design services for architectural and/or engineering*
- 12. City permit fees, \$0 cost assumed for city project*

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535



Proposed Schedule Duration:

This project is anticipated to take 5 weeks in total. A critical path method, Gantt chart format project schedule will be issued to client upon contract award.

SCOPE	TOTAL
BASE BID	
<i>Base Bid Proposal</i>	\$171,735.87
<i>Owner Light Fixture Allowance (spec TBD for Chandeliers/Sconces)</i>	\$6,000.00
<i>Payment and Performance Bond Premium Fees</i>	\$4,443.40

Assumes mutually agreeable owner contract/purchase order terms. NET30 payment terms upon completion. Insurance certificate to be provided for Automotive, Umbrella, Workman's Comp, and General Liability. Includes one year standard warranty.

We appreciate the opportunity and look forward to working with you on this project. Please feel free to contact us with any further questions.

Sincerely,

Allyn D. Cheves

Allyn Cheves

Owner

Certified JOC Professional #24-443

Attachments: Scope Sketch, RS Means Estimate

-Red Oak Construction, LLC-
211 E. Parkwood Ave. Ste #102
Friendswood, TX 77546
(832) 545-1535

1210 Anders Ave, Seabrook, TX 77586

1. SAND/STAIN/SEAL EX, WOOD FLOORS AND BASEBOARD/SHOE MOULD THROUGHOUT
2. PAINT EX, WOOD PANELED WALLS IN SHERWIN WILLIAMS WHITE (TBD)
3. EX. EXPOSED & STAINED CEILING/ROOF DECK TO REMAIN AS-IS.
4. DARK STAIN APPLICATION TO EX, WOOD SCISSOR TRUSSES AND SUPPORT BEAMS TO ACCENTUATE STRUCTURE
5. REPLACE EX. WALL SCONES, SPEC: TBD HOLD FIXTURE ALLOWANCE
6. DEMO EX. STRIP LIGHTS ON TRUSSES, NEW CHANDELIER/SWITCH TO BE INSTALLED, SPEC: TBD HOLD FIXTURE ALLOWANCE



Cost Estimate Report

City of Seabrook

Seabrook, TX, 77586
1210 Anders Ave

Date: 01/01/2026

Community House Remodel

Year 2025 Quarter 4

Unit Detail Report

Prepared By: Allyn Cheves

Red Oak Construction LLC

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01 General Requirements					
013113200280	Field personnel, superintendent, maximum	5.00	Week	\$4,225.00	\$21,125.00
015423700906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excludes planks	50.00	C.S.F.	\$132.60	\$6,630.00
015423704100	Scaffolding, steel tubular, regular, labor only to setup & dismantle, building ext, 6' -4" x 5' frames, 2 stories, excludes planks	50.00	C.S.F.	\$202.22	\$10,111.00
017613200020	Temporary protection, flooring, taped seams, 1/8" tempered hardboard	2,509.00	S.F.	\$1.17	\$2,935.53
019313090860	Floor maintenance, composition, resilient or wood flooring, refinish old wood floors, max	2,509.00	S.F.	\$4.23	\$10,613.07
Division 01 General Requirements Subtotal					\$51,414.60
Division 02 Existing Conditions					
024113660100	Selective demolition, miscellaneous metal fences & gates, fence, miscellaneous steel mesh, 4'-6' high	30.00	L.F.	\$3.81	\$114.30
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4.00	Week	\$800.00	\$3,200.00
Division 02 Existing Conditions Subtotal					\$3,314.30
Division 06 Wood, Plastics and Composites					
060505103162	Selective demolition, wood framing, beams, alternate pricing method	1.00	M.B.F.	\$1,071.00	\$1,071.00
062213155335	Moldings, base, shoe, 1/2" x 3/4", maple	350.00	L.F.	\$3.13	\$1,095.50
062213309000	Moldings, casings, minimum labor/equipment charge	1.00	Job	\$119.52	\$119.52
062613106700	Paneling, boards, redwood, clear, 1" x 4"	600.00	S.F.	\$23.54	\$14,124.00
062613109000	Paneling, boards, minimum labor/equipment charge	1.00	Job	\$239.03	\$239.03

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
064419109000	Grilles & panels, minimum labor/equipment charge	2.00	Job	\$243.95	\$487.90
064433209000	Fireplace mantel beam, minimum labor/equipment charge	2.00	Job	\$121.98	\$243.96
Division 06	Wood, Plastics and Composites Subtotal				\$17,380.91
Division 09	Finishes				
092116333800	Partition wall, interior, standard, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 5/8" gypsum drywall	500.00	S.F.	\$5.21	\$2,605.00
092116339600	Partition wall, for work over 8' high, add	500.00	S.F.	\$0.62	\$310.00
092523100200	Other plastering, lime based plastering, plaster, 3 coats, incl. sanding, 1" thick	100.00	S.F.	\$1.63	\$163.00
095123330700	Complete suspended ceilings, fiberglass ceiling board, plain faced, offices, 2' x 4' x 3/4", include standard suspension system, excl. 1-1/2" carrier channels	464.00	S.F.	\$9.78	\$4,537.92
095123330700	Complete suspended ceilings, for rooms under 500 S.F., add	1.00	S.F.	\$0.32	\$146.16
0951233309000	Complete suspended ceilings, minimum labor/equipment charge	1.00	Job	\$239.03	\$239.03
096429100100	Wood strip flooring, fir, vertical grain, grade C & better, 1" x 4", excl. finish	100.00	S.F.	\$11.87	\$1,187.00
096429107800	Wood strip flooring, sanding & finishing, 2 coats polyurethane	1,000.00	S.F.	\$2.01	\$2,010.00
099113620490	Paints & coatings, siding, misc., smooth wood (butt, T&G, beveled, drop, or B&B siding), primer + 2 coats, exterior latex, brushwork	6,500.00	S.F.	\$1.88	\$12,220.00
099113620490	Paints & coatings, walls & ceilings, interior, zero voc latex, for work over 15' high, add	1.00	S.F.	\$0.25	\$1,651.00
099123206320	Refinish wood furniture, prep for painting, sanding	6,500.00	S.F.	\$5.70	\$37,050.00
099123206320	Paints & coatings, walls & ceilings, interior, zero voc latex, for work over 15' high, add	1.00	S.F.	\$1.06	\$6,903.00
099123350140	Paints & coatings, interior latex, doors, flush, both sides, roll & brush, primer + 2 coats, incl. frame & trim	8.00	Ea.	\$106.67	\$853.36
099123350510	Paints & coatings, interior latex, windows, per interior side, 1-6 lite, brushwork, primer + 2 coats, enamel, based on 15 SF	15.00	Ea.	\$72.01	\$1,080.15
Division 09	Finishes Subtotal				\$70,955.62
Division 26	Electrical				
260505102380	Fluorescent fixtures, interior, strip fixture, 2 lamp, 8' long, electrical demolition, remove, surface mount, to 10' high, including supports & whips	8.00	Ea.	\$30.21	\$241.68
260505102380	Electrical demolition, add to labor for higher elevated installation 20' to 25' high, add	1.00		\$7.55	\$60.42
260505102700	Mercury vapor wall pack, exterior, 175 watt, electrical demolition, remove	10.00	Ea.	\$48.34	\$483.40

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 26	Electrical Subtotal				\$785.50
Subtotal					\$143,850.93
General Contractor's Markup on Subs				10.00%	\$12,272.59
Subtotal					\$156,123.52
General Conditions				10.00%	\$15,612.35
Subtotal					\$171,735.87
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$171,735.87



CONCEPTUAL GENERATED BY AI



Agenda Briefing

Date of Meeting: January 20, 2026

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the second reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD).

Executive Summary / Background:

Starship Texas City, LLC is requesting approval for an amendment to Ordinance 2024-11, Quiet Warehousing (PUD Planned Unit Development). The proposed amendments include modifying the exterior finishes of the structures from tilt wall construction to prefinished metal wall panels, updating the warehousing development schedule, and revising all required exhibits.

The original Final PUD received approval from the City Council at its meeting on September 3, 2024.

The first reading of Ordinance NO. 2026-01 was approved on January 6, 2026.

The site is currently undeveloped and situated between a developed RV park and an undeveloped parcel of land. The property, located at 5815 Old Hwy 146, Seabrook, TX 77586, lies east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road. While the site is zoned C-2 (Commercial Medium), the areas to the north are zoned LI (Light Industrial). The proposed use is consistent with the surrounding industrial character, and a larger industrial warehouse (Transwestern) was recently constructed to the north along Old Highway 146. Additional warehouse developments are anticipated along Old Highway 146, which may eventually include a Port of Houston developed warehouse project.

The warehouse facility's final PUD aligns with the City's Comprehensive Master Plan.

The development aims to promote high quality development in Seabrook by providing flexibility to address various site characteristics, constraints, locations, and land uses.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Ordinance 2026-01
2. Exhibit B

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

ORDINANCE NO. 2026-01
AMENDMENTS TO QUIET WAREHOUSING (PUD)
"PLANNED UNIT DEVELOPMENT"

AN ORDINANCE AMENDING ORDINANCE 2024-11 FOR UPDATE REVISIONS TO "QUIET WAREHOUSING (PUD) "PLANNED UNIT DEVELOPMENT", CONSISTING OF 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT ("PUD") PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, ("PLAN"), MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

WHEREAS, Starship Texas City, LLC, ("Owner") has requested an amendment to Ordinance 2024-11 "Quiet Warehousing (PUD) Planned Unit Development" consisting of 3.695 acres located at 5815 Old State Hwy 146, Seabrook, Texas 77586, which is generally located east of Old State Highway 146 north of Red Bluff Road, and south of Port Road, being out of land situated in the Ritson Morris Survey, Abstract 52, harries County, Texas (the "Property"), with the Property being more particularly depicted and described in the attached "Exhibit A", (the "Property"), which is incorporated by reference for all purposes; by revising the existing General Provisions and related terms, provided in the attached "Exhibit B", (the "Plan"), which is incorporated by reference for all purposes; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and has issued its final report recommending approval of the subject PUD amendments; and

WHEREAS, all required hearings on this matter have been held, all criteria have been established for consideration by the City Council, and the applicant has agreed to comply with all ordinances of the City of Seabrook;

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

46 **WHEREAS**, as a result of the said public hearings and the recommendation
47 of the Planning and Zoning Commission as contained in its final report, the City
48 Council hereby finds and determines that the proposed amendments to Ordinance
49 2024-11 “Quiet Warehousing (PUD) Planned Unit Development”, as provided herein,
50 would not be detrimental to the community, and is in conformance with the zoning
51 ordinance and comprehensive plan for development of the City;

52
53 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
54 **OF SEABROOK, STATE OF TEXAS:**

55
56 **SECTION 1. FINDINGS.**

57
58 The facts and matters set forth in the preamble of this Ordinance are hereby
59 found to be true and correct.

60
61 **SECTION 2. AMENDMENT TO ORDINANCE 2024-11. “QUIET**
62 **WAREHOUSING (PUD) “PLANNED UNIT DEVELOPMENT”**

63
64 The Plan made based on Ordinance 2024-11 is hereby amended as
65 referenced in the identified revisions attached hereto as Exhibit “B” (the “Plan”).

66
67 **SECTION 3. REVISION**

68
69 This Ordinance shall in no manner amend, change, supplement, or revise any
70 provision of any ordinance of the City of Seabrook, or prior Ordinance 2024-11, save
71 and except the amendments permitted herein of said Property as described in
72 Exhibit “B” hereof.

73
74 **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**

75
76 This ordinance is hereby incorporated and made a part of the Seabrook City
77 Code. Violation of this Ordinance is subject to the penalty section of said Code
78 including, Section 11.06, “Criminal Enforcement” which provides that any person
79 who shall violate any provision of this Ordinance shall be deemed guilty of a
80 misdemeanor and, upon conviction, shall be fined in an amount not to exceed
81 \$2,000.00. Each day of violation shall constitute a separate offense. Additionally,
82 should the subject PUD project fail to meet any schedule as approved herein, or
83 otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification,
84 and all related permits shall be terminated as provided by law.

91 **SECTION 5. REPEAL OF CONFLICTING ORDINANCES.**

92
93 All ordinances or parts of ordinances in conflict or inconsistent with this
94 Ordinance are hereby expressly repealed. This Ordinance shall in no manner
95 amend, change, supplement, or revise any provision of any ordinance of the City of
96 Seabrook, save and except the change in zoning classification and specific
97 uses/structures approved in the Plan, as provided herein.

98
99 **SECTION 6. SEVERABILITY.**

100
101 In the event any clause phrase, provision, sentence, or part of this Ordinance
102 or the application of the same to any person or circumstances shall for any reason
103 be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it
104 shall not affect, impair, or invalidate this Ordinance as a whole or any part of
105 provision hereof other than the part declared to be invalid or unconstitutional; and
106 the City Council of the City of Seabrook, Texas, declares that it would have passed
107 each every part of the same notwithstanding the omission of any such part thus
108 declared to be invalid or unconstitutional, whether there be one or more parts.

109
110 **SECTION 7. NOTICE.**

111
112 The City Secretary shall give notice of the enactment of this Ordinance by
113 promptly publishing it or its descriptive caption and penalty after final passage in the
114 official newspaper of the City; the Ordinance to take effect upon publication.

115
116
117 **PASSED AND APPROVED** on first reading with a quorum present, by an
118 affirmative vote of a majority of Councilmembers present, in accordance with
119 Seabrook City Charter Section 2.10 on this 6th day of January, 2026.

120
121 **PASSED, APPROVED, AND ADOPTED** on final reading with a quorum
122 present, by an affirmative vote of a majority of Councilmembers present, in
123 accordance with Seabrook City Charter Section 2.10 on this 20th day of January,
124 2026.

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127 [SIGNATURES FOLLOW]
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BY: _____
James J. Sweeney
Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney

[EXHIBITS FOLLOW]

181
182
183
184 **Exhibit “A” to Ordinance No. 2026-01**
185

186 **The Property – Metes & Bounds**
187 **3.695 acres**
188

189 **LEGAL DESCRIPTION:**
190

191 A tract of land containing 3.695 acres (160,967 square feet), more or less, out of the Ritson
192 Morris Survey, Abstract 52, in Harris County, Texas, and being that same tract of land
193 described as four acres, save and except 0.315 acres to the State of Texas in Harris County
194 Clerk's File No. M513651, of the Deed Records of Harris County, Texas, said tract being
195 more fully described by metes and bounds as follows:

196 BEGINNING at an “X” in a rock path at the northwest corner of a called 8.822-acre tract
197 described in deed recorded in RP-2017-104300, Deed Records of Harris County, Texas, on
198 the easterly right-of-way line of State Highway No. 146, and being the southwest corner of
199 the tract herein described;

200 THENCE, with the north line of said 8.822-acre tract,
201 South 89° 34' 53" East, a distance of 1,209.79 feet to a found 3/8-inch iron rod, the southeast
202 corner of this tract and the southwest corner of a called 3.0410-acre tract described in deed
203 recorded in RP-2017-432-412, Deed Records of Harris County, Texas, from which the
204 northeast corner of the above-mentioned 8.822-acre tract bears South 89° 34' 53" East,
205 173.14 feet;

206 THENCE, North 00° 38' 00" East, along the east line of the tract herein described (same
207 being the west line of said 4.00-acre tract), a distance of 139.81 feet (called 140.00 feet) to a
208 found 3/4-inch iron rod, the northeast corner of this tract, and being along the south line of a
209 called 4.294-acre tract described in deed recorded in Z426803, Deed Records of Harris
210 County, Texas;

211 THENCE, North 89° 34' 17" West, along the north line of the tract herein described (same
212 being the south line of said 4.294-acre tract), a distance of 1,091.98 feet to a found 3/8-inch
213 iron rod on the easterly right-of-way line of State Highway No. 146, for the northwest corner
214 of this tract;

215 THENCE, with the easterly right-of-way line of said Highway No. 146, along a curve to the
216 right having a radius of 1,102.14 feet and an arc length of 70.32 feet (chord bears South 39°
217 19' 48" West, 70.14 feet) to a found TxDOT concrete monument;

218 THENCE, continuing with the easterly right-of-way line of said Highway No. 146,
219 South 41° 13' 33" West, a distance of 112.88 feet to the POINT OF BEGINNING.

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Exhibit “B” to Ordinance No. 2026-01

Planned Unit Development

Exhibit “B”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

(“LI / C2-PUD”)

January 2026

3.695 Acres

Applicant:
Starship Texas City, LLC
925 Marina Bay Drive
Kemah, Texas 787565
281-334-6594

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

A. Contents

- General Provisions
- Permitted Land Use
- Proposed Land Use
- Development Regulations
- Building Regulations
- Density
- Buffering and Screening

B. General Provisions

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this Ordinance. This district is intended to serve the needs of fabrication, assembling, warehousing and wholesaling businesses. Because of its proximity to residential environment, the land use activities and related operational characteristics of the district are regulated to a greater extent and rigid performance standards must be followed. The district is designed to accommodate land use activities that will meet the community goals and policies enumerated in Comprehensive Master Plan 2040.

2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance.

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

Open Space means the portion of all land contained within the PUD that is not covered by buildings, Parking lots, driveways, improved pedestrian areas, or other impermeable material.

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

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

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

Exhibit D-1:	Location Map
Exhibit D-2:	Aireal Plan
Exhibit D-3:	Site Plan
Exhibit D-4:	Parking Layout
Exhibit D-5:	Open Space & Landscape Plan
Exhibit D-6:	Sign and Solid Waste Enclosure Details
Exhibit D-7:	Existing Utilities, Proposed Utilities
Exhibit D-8:	Building Elevations
Exhibit D-9:	Development Schedule
Exhibit D-10:	Drainage Plan
Exhibit D-11:	Lighting Plan

4. As shown on Exhibit D-1, *Location Map*, the PUD encompasses approximately 3.695 acres of land along the East Right Of Way line of Old Highway 146, and North of Red Bluff Road.
5. Development of two Buildings; Port Warehouses each containing approximately 24,000-30,000 square foot of floor space, office space, reception area, break rooms. Private concrete drive, landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-3, *Site Plan*. Buildings to be constructed to IBC regulations, external construction/architectural details to be determined at a later date. Building details to be provided to council for approval prior to construction.
6. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
7. All Signage shall meet the minimum standards of the City's requirements established in Article-6 Sign Standards, as shown on Exhibit D-6, *Sign and Solid Waste Enclosure Details*.

C. Permitted Land Use

1. A Single tract of land containing approximately 3.695 acres, zoned (LI – Light Industrial District) warehousing is a permitted use and falls under the Comprehensive Master Plan 2040. Per (LI – Light Industrial District) inorganic and/or organic compounds are prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.

D. Proposed Land Use

1. This PUD development of two Port Warehouses each containing approximately 24,000-30,000 square foot of floor space, office space, reception area, break rooms. Warehousing Port related materials and products distributed through the U.S. Private concrete drive(s), landscaping, lighting, signage, parking, security fencing, open space requirements, detention/pond and utilities as shown on Exhibit D-2, *Site Plan*, contingent on the following conditions:

E. Development Regulations

1. Maximum height of buildings:
 - a. 40 feet maximum and to meet all IFC regulations for such heights.
 - b. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.
2. Open Space Requirements:
 - a. Existing area 3.695 Acres totaling (160,954 square feet.) 20% open spaces required equaling 32,190 square feet, development Open Space Provided equaling 49,603 square feet.
 - b. Separate refuse containers will serve each Warehouses and will not be visible from Old Hwy 146 or Red Bluff Road. Exhibit D-6, *Sign and Solid Waste Enclosure Details*.
3. Security Fencing:
 - a. 6' foot high galvanized chain link fence with 3 rails of barbed wire, will be installed along the boundary of the site, including access man gates, automatic roll gate at the entrance.
4. Parking and Paving:
 - a. Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5. Except as provided for on Exhibit D-4.

- b. All parking lots and vehicle use areas shall meet the City of Seabrook Code Ordinance and must be constructed of concrete, driveway will be constructed out of concrete, as shown on Exhibit D-4, Parking Plan.

5. Building Setback:

- a. A minimum front yard set back shall be 35' feet, as shown on Exhibit D-2, Site Plan.
- b. A minimum side yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.
- c. A minimum rear yard set back shall be 15' feet, as shown on Exhibit D-2, Site Plan.

Building Area:

- a. Not more than 50% of total site area shall be covered by building mass.

7. Landscape & Lighting Regulations:

- a. Landscaping shall be in accordance with article 5 to 7 of the City code or ordinance.
- b. Lighting used to illuminate paving areas, parking areas, building facades, shall be arranged, located, screened to direct light away from existing single-family residential lots.

8. Prohibited Uses

- a. Inorganic and/or organic compounds prohibited: The manufacture, processing, distilling, refining, or storage of inorganic and/or organic compounds related to the chemical industry at the manufacturing location or site (this includes petrochemical and petroleum-based products, specialty chemicals, agricultural products, and pulp and paper products) other than those customarily found in normal day-to-day uses and applications (i.e., gasoline service station) is prohibited.
- b. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited.
- c. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose are prohibited. Exception: A shipping container is permitted on site while on a trailer chassis.
- d. Industrial limits: No use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are:

In violation of the standards, specified by the Texas Commission on Environmental Quality or the Texas Clean Air Act; or

Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants.

No commercial or industrial use shall be located or operated within the city which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as set forth shall be determined by the Texas Commission on Environmental Quality.

G. Building Regulations

- a. Color palette shall be uniformly for both warehouses.
- b. Primary exterior finishes shall be prefinished metal wall panel construction, store front glass.

Roof materials shall be limited to the following:

- a. Flat Roof – Shall meet the requirements as required by the IBC.

H. Density

- a. Two primary building per lot.

I. Buffering and Screening

- a. Buffer yards shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen. Buffer yards are measured from the property line towards the building line and are divided in two parts: (1) a landscaping or free space buffer beginning at the property line and; (2) a secondary buffer that may be used for driveways and loading, provided that parking shall not be permitted in any portion of the minimum required buffer yard. Any property containing a use in this zoning district which adjoins or abuts any property classified in any other zone shall provide the following: as shown on Exhibit D-5, Open Space & Landscape plan.
- b. Front yard minimum Landscape setback shall be 20' feet, Side and Rear minimum setback requirement shall be 15' feet. The landscape buffer (the portion of the yard beginning at the property line) shall be reserved for landscaping only. Existing tree cover shall be maintained in accordance with section 30-211 et seq. "Tree Protection and Preservation" of the City Code of Ordinances. Other landscaping and supplemental plantings to create an adequate buffer may be added in accordance with the city's ordinances. The remaining buffer yard may be used for driveways and loading. However, parking shall not be permitted in any portion of the minimum required buffer yard.
- c. Minimum height of 6' foot galvanized chain link fence with 3 rails of barbed wire shall be constructed around the entire perimeter of the of the property, providing entrance and access gates.
- d. All exterior dumpster/garbage/waste containers or storage containers and dumpsters shall be placed no more than 15 feet from the primary building and shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls.
- e. Rooftop or ground level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.

Exhibit “D-9”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

Quiet Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

- Third Quarter 2025 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler
- First Quarter 2026 – Completion of Plan Design, Submittal for Plan Review and Approvals
- First Quarter 2026 – Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

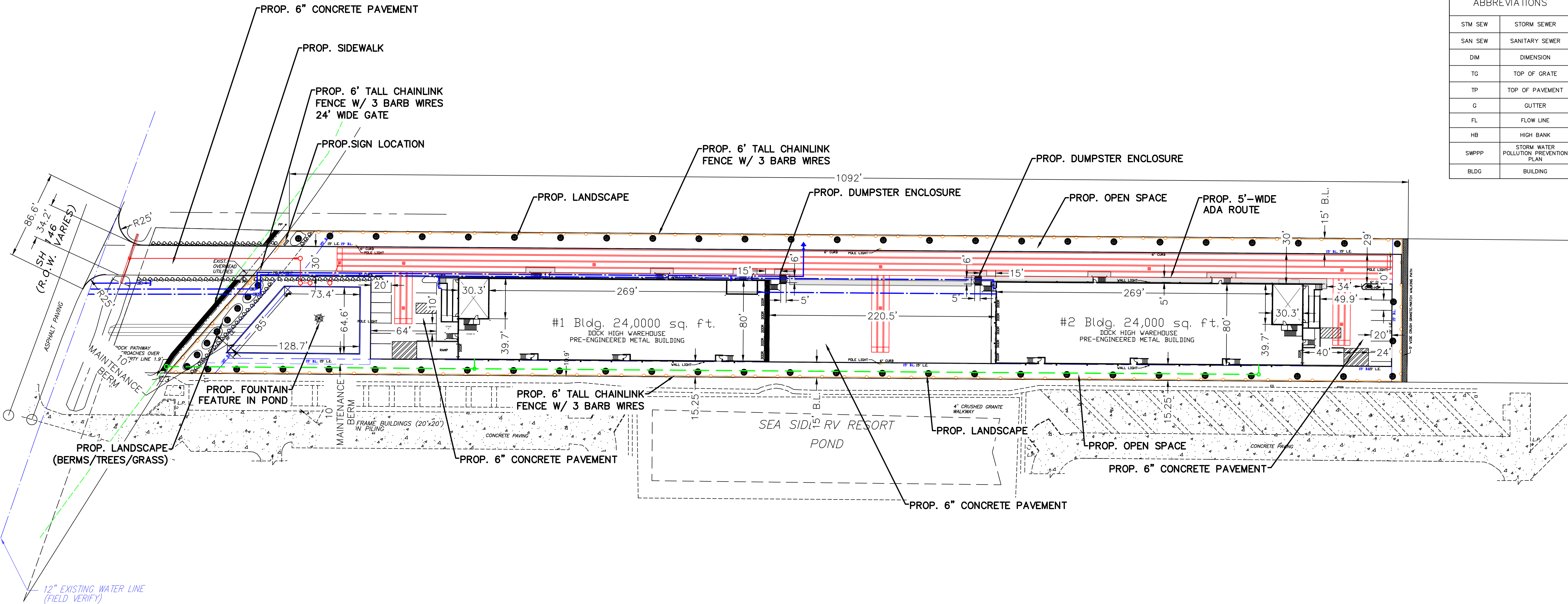
- First Quarter 2026 – Commence Underground Utilities, Detention Pond, Site Grading
- Second Quarter 2026 – Commence Concrete Pavement, Building Foundations, Site Fencing
- Third Quarter 2026 – Commence Buildings, Sprinkler Installation, Exterior Painting
- Fourth Quarter 2026 – Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

- First Quarter 2027 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND			REVISIONS AND ISSUANCE		
CATEGORY	PROPOSED	EXISTING	NO.	DATE	DESCRIPTION
STORM	PROP	existing			
SANITARY	PROP	existing			
WATER	PROP	existing			
TOP OF GRATE	TG=19.00	TG=18.00			
TOP OF PAVEMENT	TP=19.00	TP=18.00			
GUTTER	G=19.00	G=18.00			
FINISHED FLOOR	FF=19.00	FF=18.00			
SWPPP INLET PROTECTION BARRIER					
SWPPP FILTER FABRIC FENCE					
SWPPP STABILIZED CONSTRUCTION ACCESS					
SWPPP ROCK FILTER DAM					
SWPPP CONCRETE TRUCK WASHOUT AREA					
DRAINAGE AREA (ACRES)					
DRAINAGE AREA BOUNDARY					
PAVING					
BUILDING					
DIMENSION LINE					

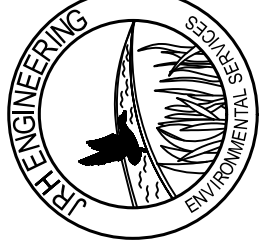
ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

PROPRIETARY INFORMATION
DESIGN INFORMATION CONTAINED
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UNAUTHORIZED PERSONNEL WITHOUT
EXPRESSED WRITTEN CONSENT

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385



DRAWING TITLE

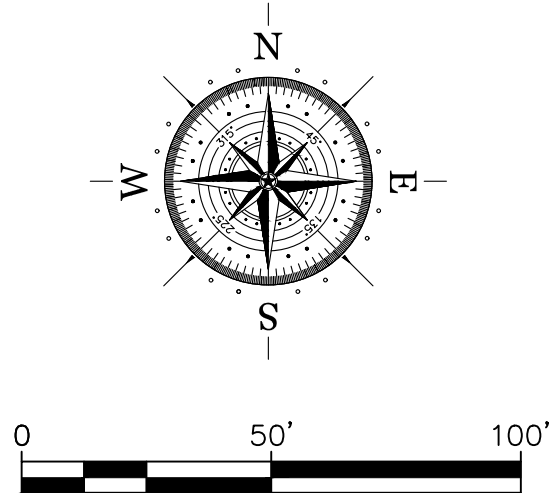
LOCATION PLAN

SCALE 1:50 CHECKED BY

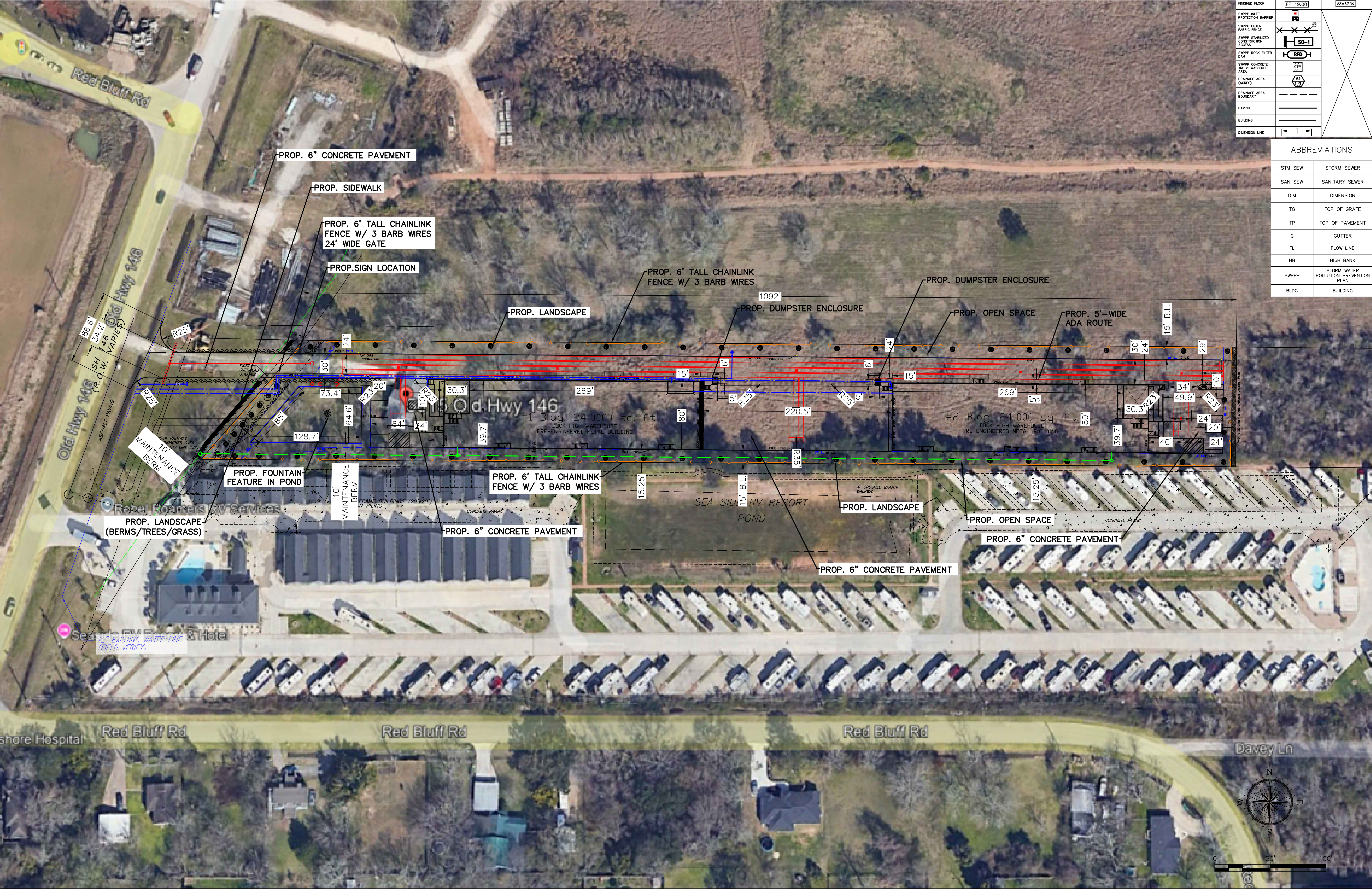
DATE 10/24/2025 PROJECT #

DRAWING NO.

D-1



FLOODPLAIN INFORMATION
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HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND			REVISIONS AND ISSUANCE		
CATEGORY	PROPOSED	EXISTING	NO.	DATE	DESCRIPTION
STORM	PROP	existing			
SANITARY	PROP	existing			
WATER	PROP	existing			
TOP OF GRATE	TG=19.00	TG=18.00			
TOP OF PAVEMENT	TP=19.00	TP=18.00			
GUTTER	G=19.00	G=18.00			
FINISHED FLOOR	FF=19.00	FF=18.00			
SWPPP RILEY PROTECTION BARRIER					
SWPPP FILTER FABRIC FENCE					
SWPPP STABILIZED CONSTRUCTION ACCESS					
SWPPP ROCK FILTER DAM					
SWPPP CONCRETE TRUCK WASHOUT AREA					
DRAINAGE AREA (ACRES)					
DRAINAGE AREA BOUNDARY					
PAVING					
BUILDING					
DIMENSION LINE					

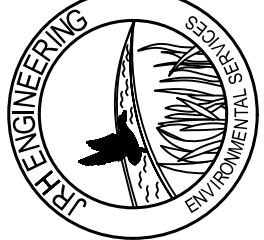
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AERIAL PLAN

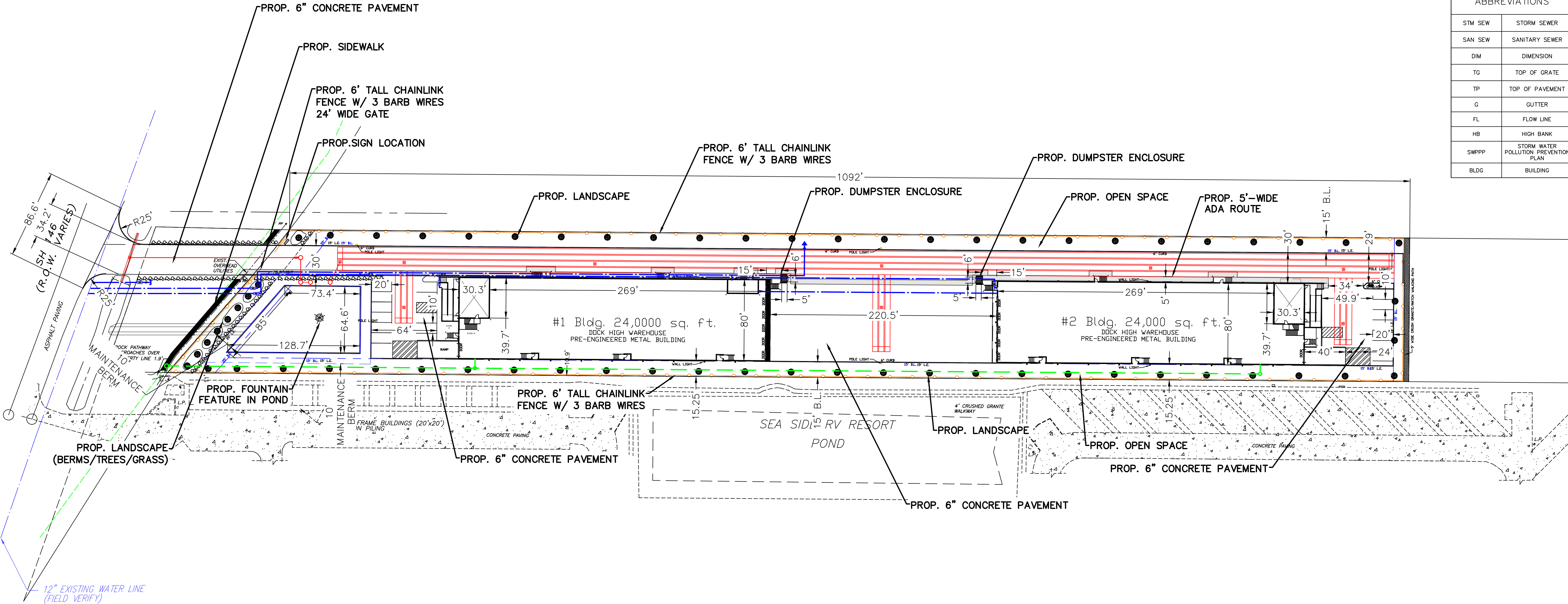
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DATE 10/24/2025
PROJECT #

DRAWING NO.

D-2

FLOODPLAIN INFORMATION
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BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND		
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STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER		
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
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SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)		
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

ABBREVIATIONS	
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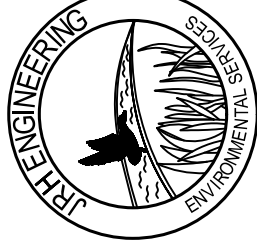
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

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TBPE FIRM NO. 10385



DRAWING TITLE

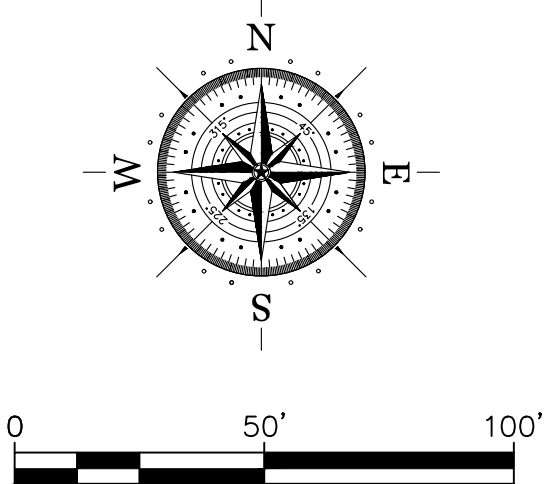
SITE PLAN

SCALE 1:50 CHECKED BY

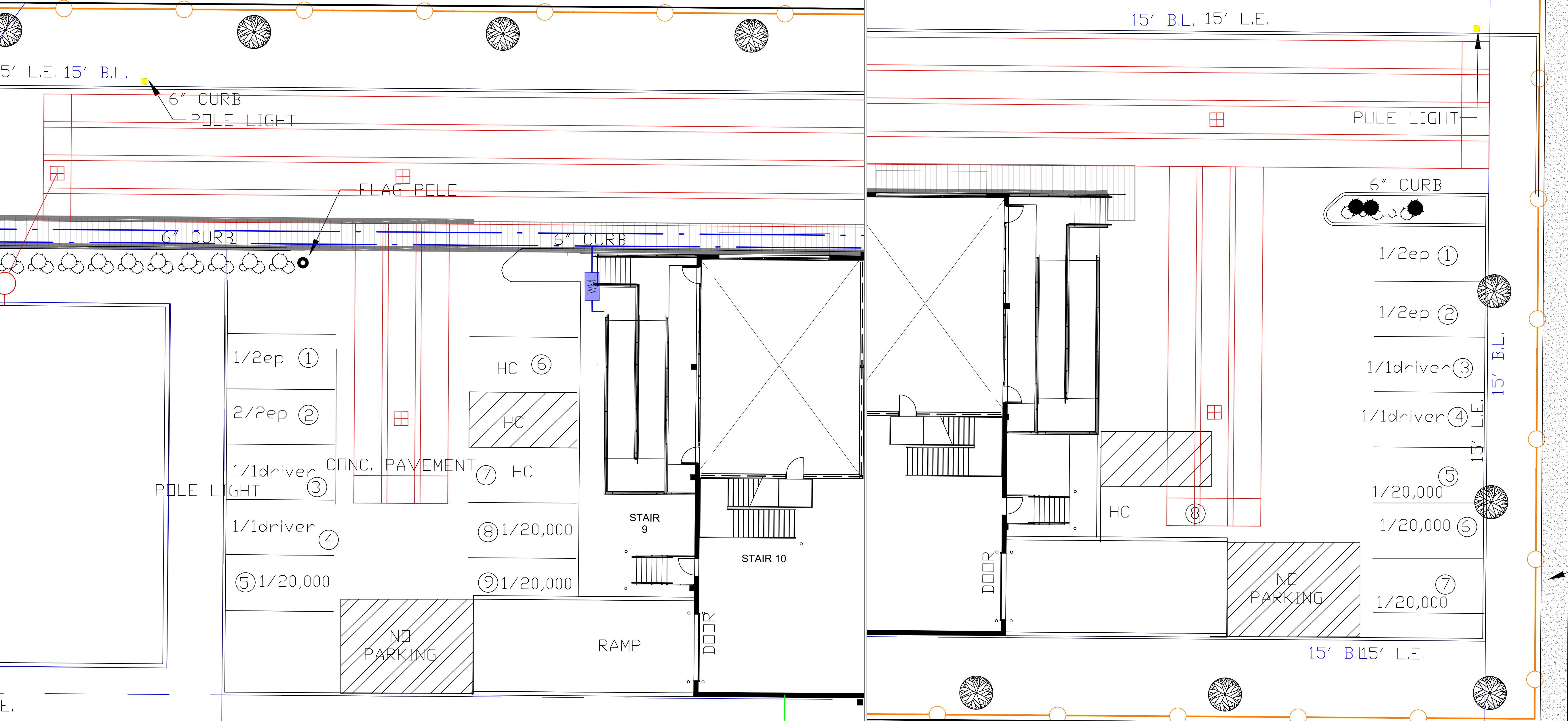
DATE 10/24/2025 PROJECT #

DRAWING NO.

D-3



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M



PARKING TABS BUILDING 1
1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ.FT. = 3 SPACES < 24,000SQ.FT
2 DISABLED SPACES

PARKING TABS BUILDING 2
1 SPACE / 2 EMPLOYEES = 4 EMPLOYEES 2 SPACES
1 SPACE / FOR DRIVER CO. VEHICLE = 2 SPACE
1 SPACE / 20,000 SQ.FT. = 2 SPACES < 24,000SQ.FT
1 DISABLED SPACES

LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	19.00	18.00
TOP OF PAVEMENT	19.00	18.00
GUTTER	19.00	18.00
FINISHED FLOOR	19.00	18.00
SWPPP INLET PROTECTION BARRIER	X	
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)	AT 1.5	
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

ABBREVIATIONS	
STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

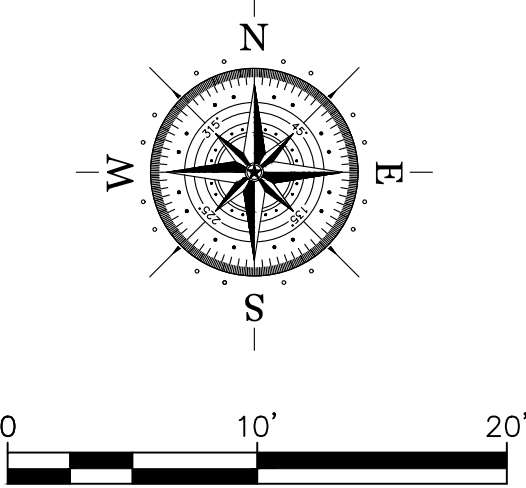
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CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

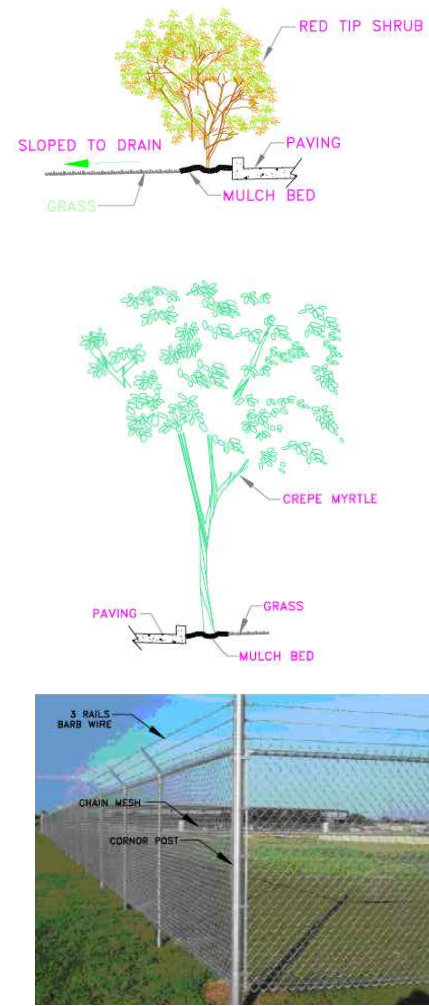
JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

DRAWING TITLE
PARKING PLAN
SCALE 1:10
CHECKED BY
DATE 10/24/2025
PROJECT #
DRAWING NO.
D-4



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M

LEGEND



RED TIP SHRUBS

CREPE MYRTLE TREE

6' TALL CHAINLINK W/ 3
BARB WIRES

LEGEND



PROPOSED LANDSCAPE AREA

SYMBOL

PROP. 6' TALL CHAINLINK
W/ 3 BARB WIRES

RED TIP SHRUBS

PROP. CREPE MYRTLE TREE

LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER	IPB	
SWPPP FILTER FABRIC FENCE	SC-1	
SWPPP STABILIZED CONSTRUCTION ACCESS	RFD	
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA	AT	
DRAINAGE AREA (ACRES)		
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE	1	

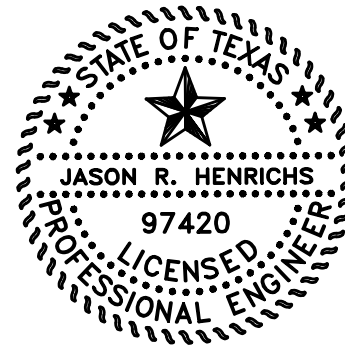
ABBREVIATIONS

STM SEW	STORM SEWER
SAN SEW	SANITARY SEWER
DIM	DIMENSION
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
G	GUTTER
FL	FLOW LINE
HB	HIGH BANK
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

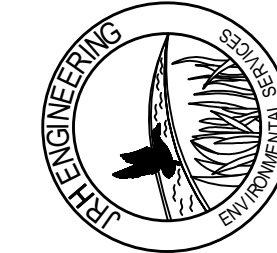
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WITHOUT EXPRESSED WRITTEN
CONSENT

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586



11/6/25

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385



DRAWING TITLE

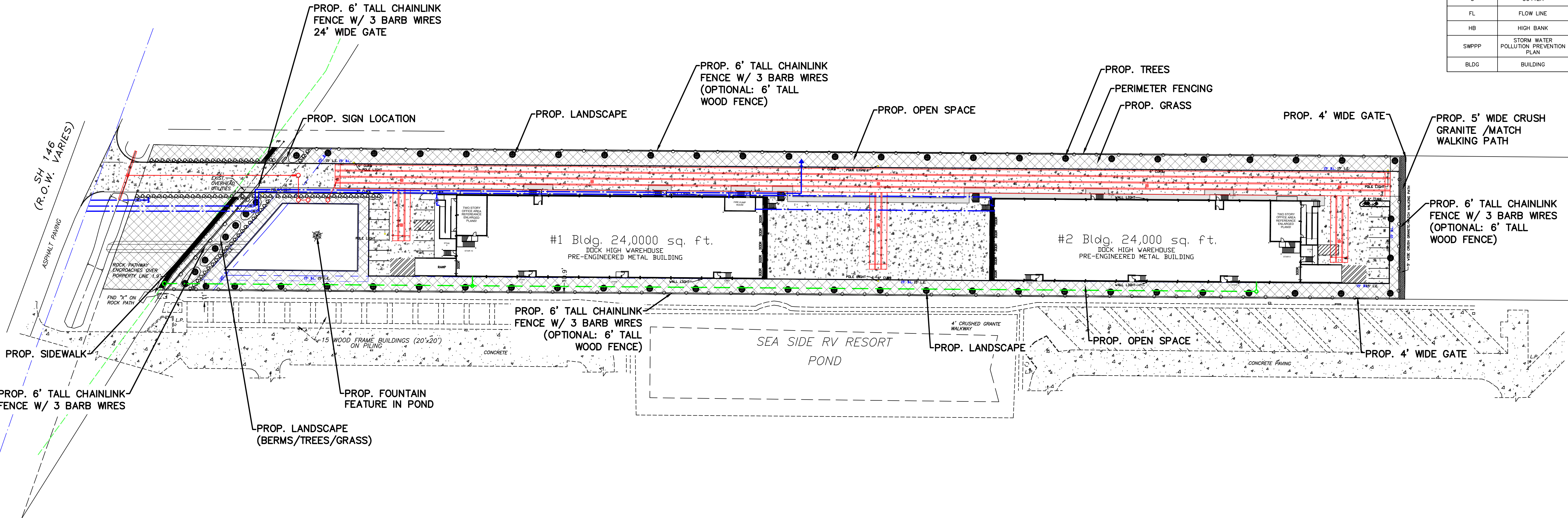
LANDSCAPE
PLAN

SCALE 1:50	CHECKED BY
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DATE 11/12/2025	PROJECT #
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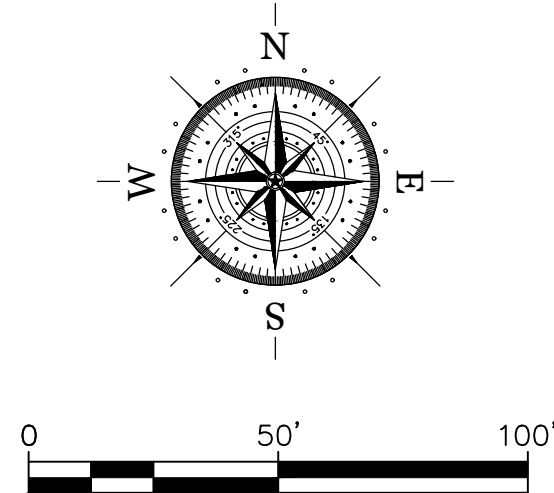
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D-5

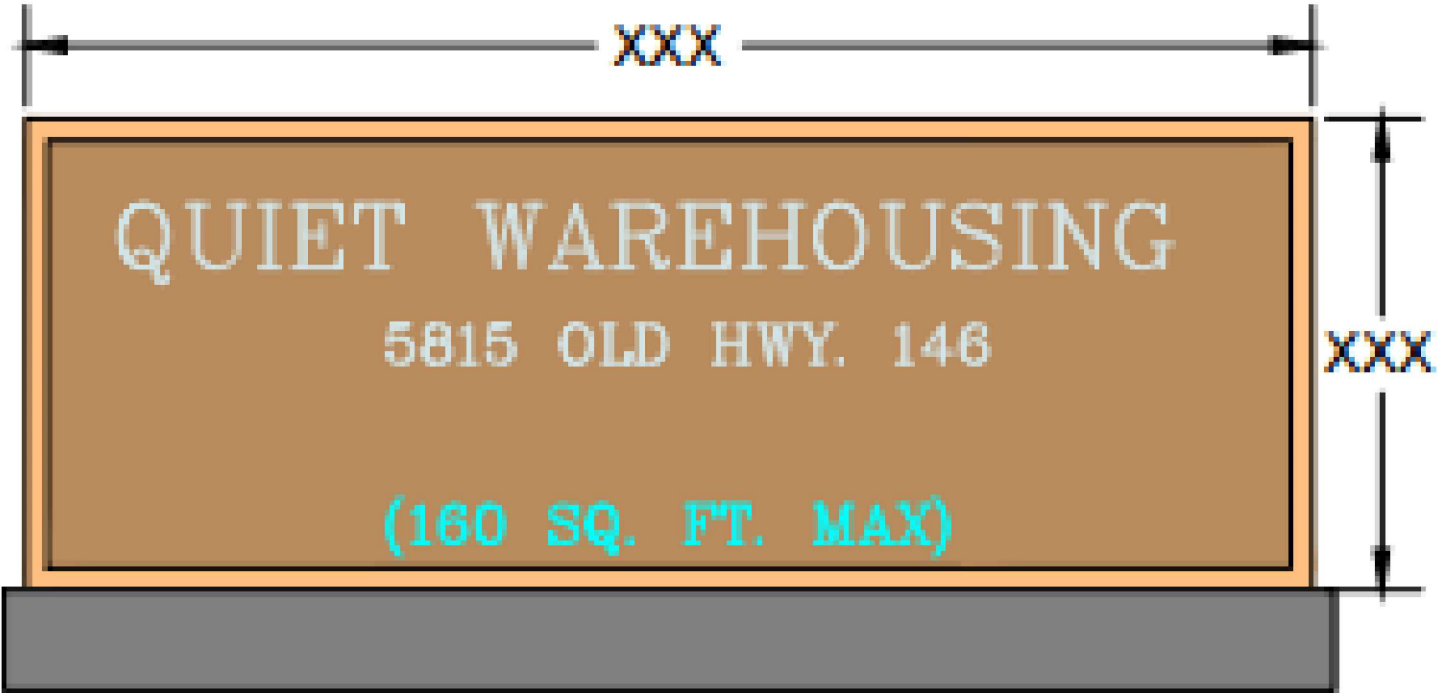
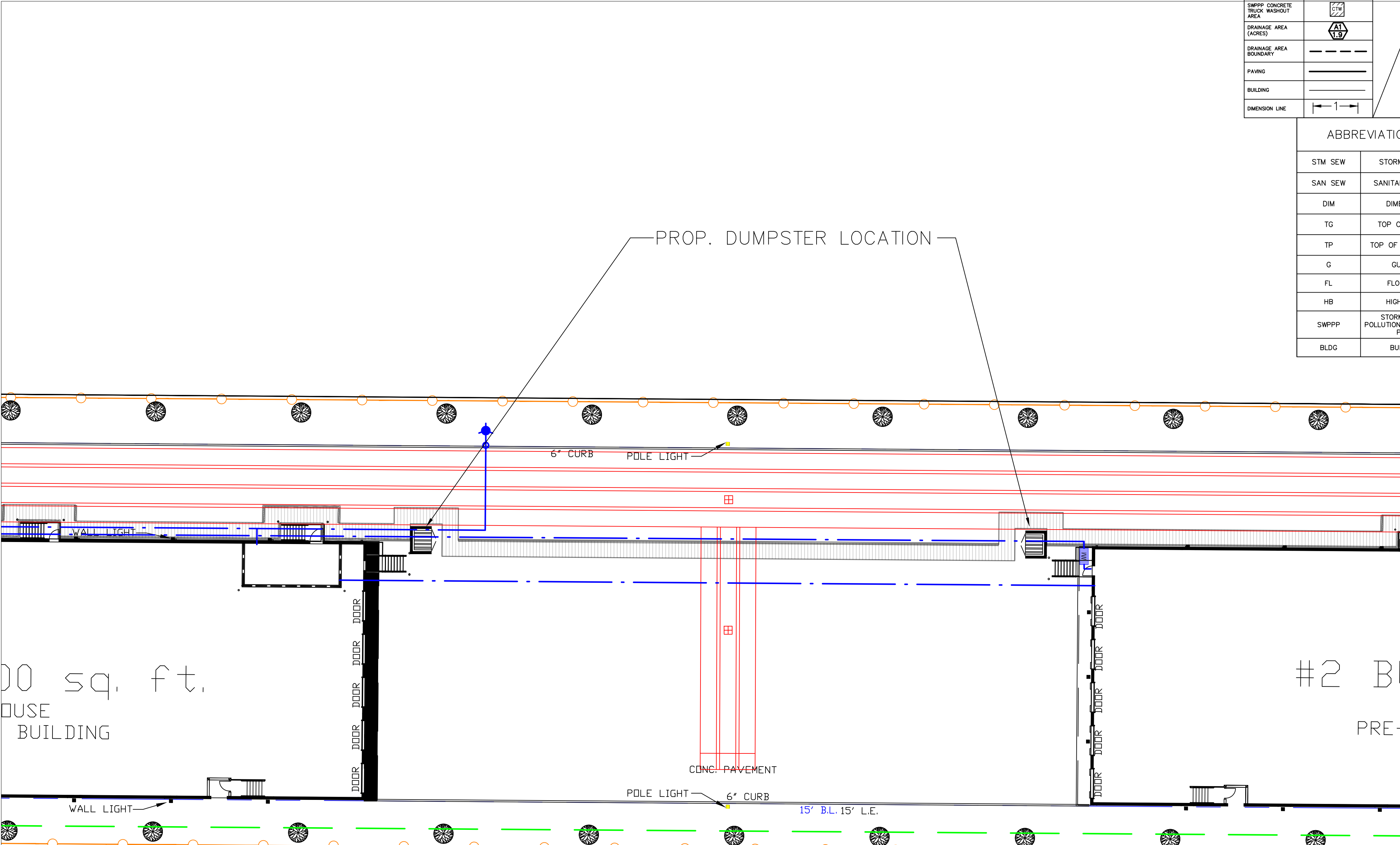
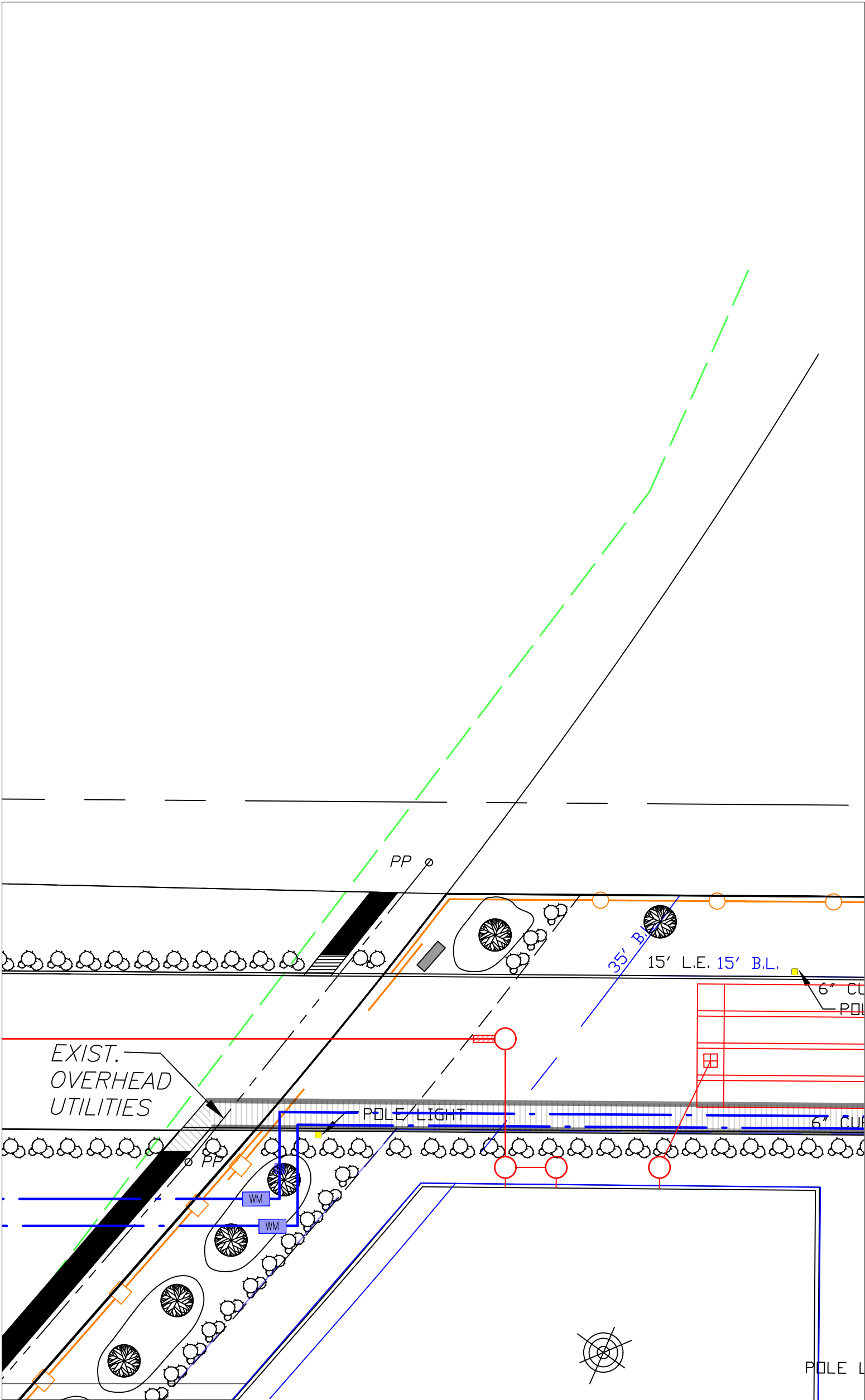


LANDSCAPE REQUIREMENT:
SEC. 7.01.08 (CITY OF SEABROOK, CODE OF ORDINANCES)
LANDSCAPE AREA (15% OF TOTAL SITE AREA) = 0.15 X 3.69 AC. = 0.55 AC.
FRONTYARD LANDSCAPE AREA (≥50% OF LANDSCAPE AREA) = 0.50 X 0.55 = 0.28 AC.

LANDSCAPE PROVIDED:
LANDSCAPE AREA = 47255.28 SQ-FT = 1.08 AC.
FRONTYARD LANDSCAPE AREA = 17422.52 SQ-FT = 0.40 AC.



FLOODPLAIN INFORMATION
THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'
FIRM PANEL: 48201C1085M



PROPOSED SIGNAGE

LEGEND		
CATEGORY	PROPOSED	EXISTING
STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TG=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER		
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)		
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

ABBREVIATIONS		
STM SEW	STORM SEWER	
SAN SEW	SANITARY SEWER	
DIM	DIMENSION	
TG	TOP OF GRATE	
TP	TOP OF PAVEMENT	
G	GUTTER	
FL	FLOW LINE	
HB	HIGH BANK	
SWPPP	STORM WATER POLLUTION PREVENTION PLAN	
BLDG	BUILDING	

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

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CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

DRAWING TITLE

SIGN AND SOLID WASTE PLAN

SCALE

1: 20

CHECKED BY

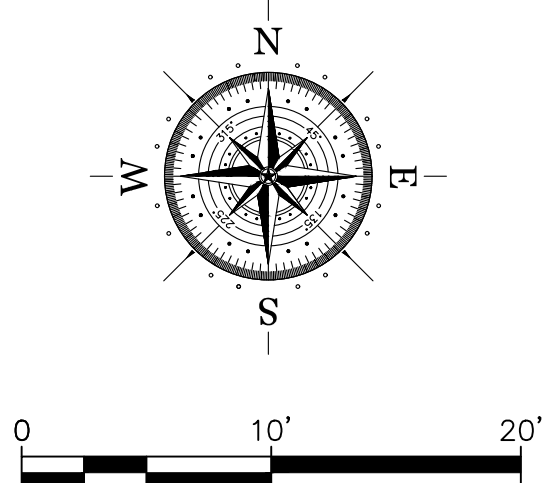
PROJECT #

DATE

10/24/2025

DRAWING NO.

D-6



THE 3.69 ACRE TRACT SHOWN
HEREON IS SITUATED IN ZONE AE
BFE=12'.
FIRM PANEL: 48201C1085M

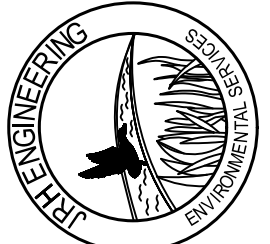
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5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT

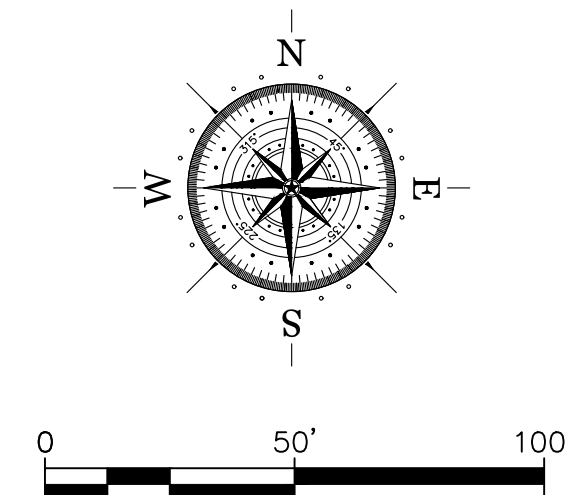
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P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBPE FIRM NO. 10385

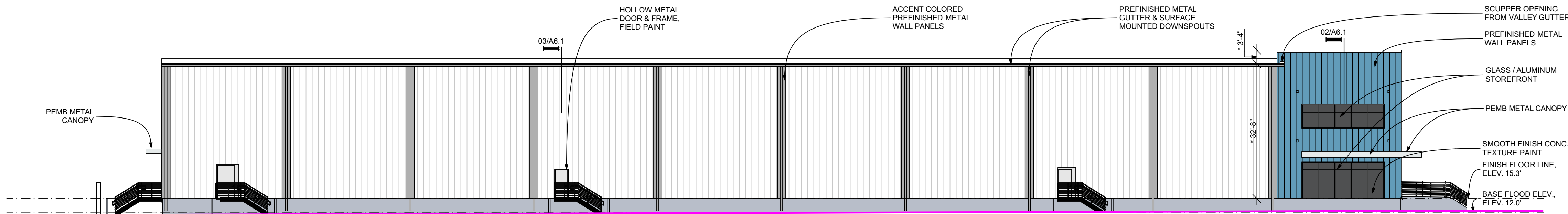


UTILITY PLAN

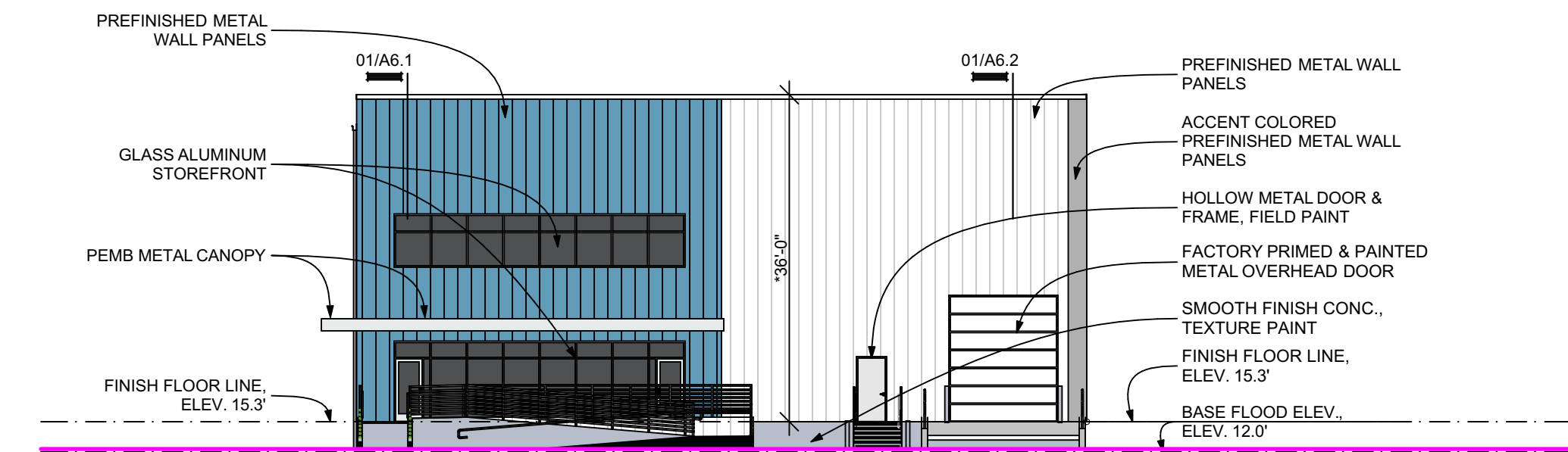
DRAWING NO.

D-7

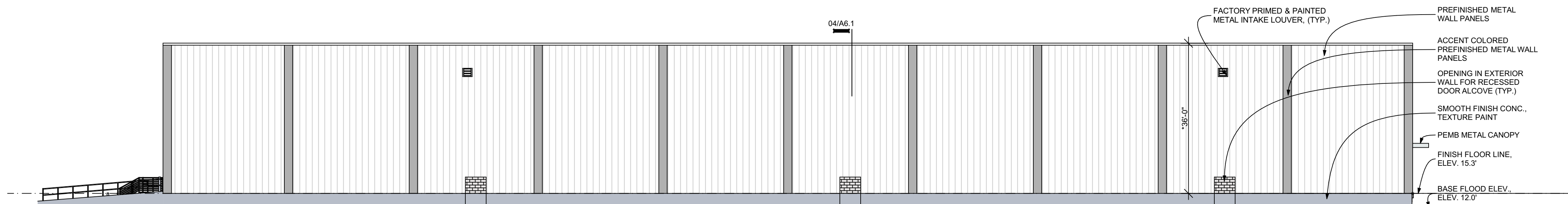




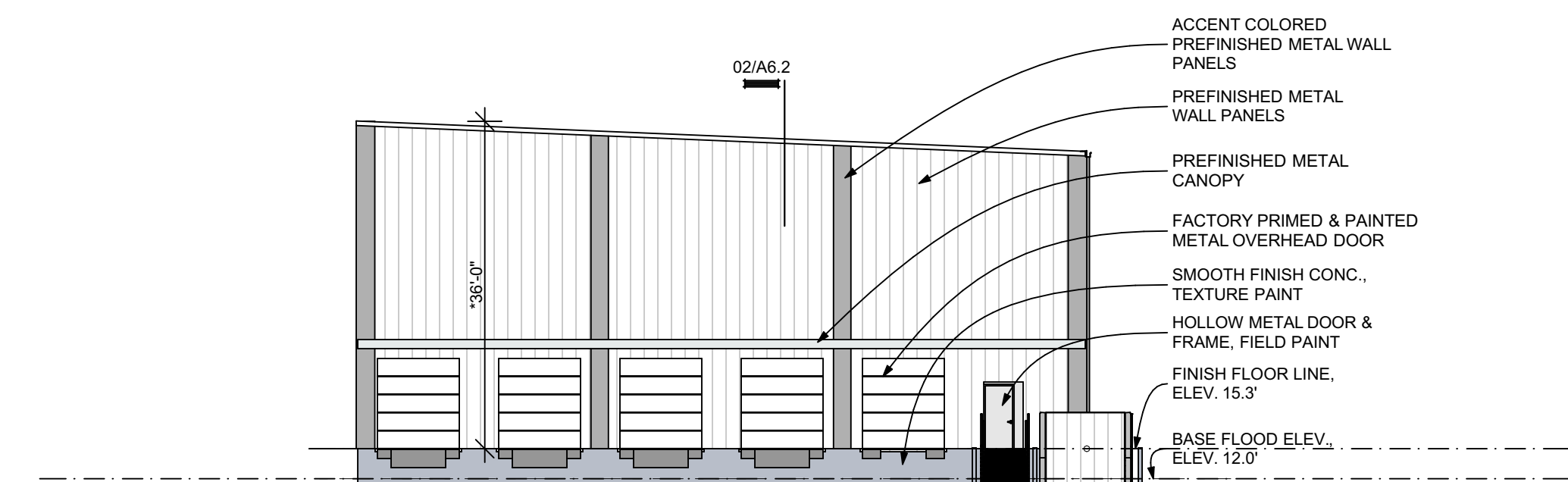
NORTH ELEVATION - BLDG. 1. BLDG. 2 (OPPOSITE HAND)



WEST ELEVATION - BLDG. 1 EAST ELEVATION - BLDG. 2 (OPPOSITE HAND)



SOUTH ELEVATION - BLDG. 1. BLDG. 2. (OPPOSITE HAND)



EAST ELEVATION - BLDG. 1 WEST ELEVATION - BLDG. 2 (OPPOSITE HAND)

TYPICAL NOTES FOR ALL ELEVATIONS.

PAINT COLOR SCHEME SHALL CONTAIN THREE COLORS AS FOLLOWS:

1. LIGHT COLOR - TYPICAL FIELD COLOR.
2. MEDIUM COLOR - VERTICAL ACCENT PEMB WALL PANELS AND BOTTOM / BASE CONC. WALL BELOW FINISH FLOOR.
3. ACCENT COLOR: PEMB WALL PANELS AT MAIN CORNER ENTRIES.



ARCHITECT



NEW SPECULATIVE OFFICE / WAREHOUSE PROJECT

QUIET WAREHOUSING

SEABROOK, TEXAS 77586

5815 OLD HIGHWAY 146

PROJECT
24-006

DATE
03/17/25

REVISIONS
10/16/25

SHEET
D-8

REVISION NOTES:

1. REVISED BUILDING STRUCTURE FROM CONC. TILT WALL & STRUCTURAL STEEL TO PRE-ENGINEERED METAL BUILDING STRUCTURE W/ PREFINISHED METAL WALL PANELS AND ROOF PANELS.
2. ADDED FINISH FLOOR & BASE FLOOD ELEVATIONS.

EXTERIOR ELEVATIONS - ARCHITECTURAL

SCALE: 1/16" = 1'-0"

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Exhibit “D-9”

“Quiet Warehousing” Planned Unit Development District Plan

Ordinance No. 2026-01

Quiet Warehousing Development Schedule

The following is an estimated time line for Plans Designs, Plans Review and Plan Approvals:

- Third Quarter 2025 – Plan Design; Civil, Architectural, Mechanical, Electrical, Plumbing, Sprinkler
- First Quarter 2026 – Completion of Plan Design, Submittal for Plan Review and Approvals
- First Quarter 2026 – Plan Review and Plan Approvals

The following is an estimated time line for Project Construction:

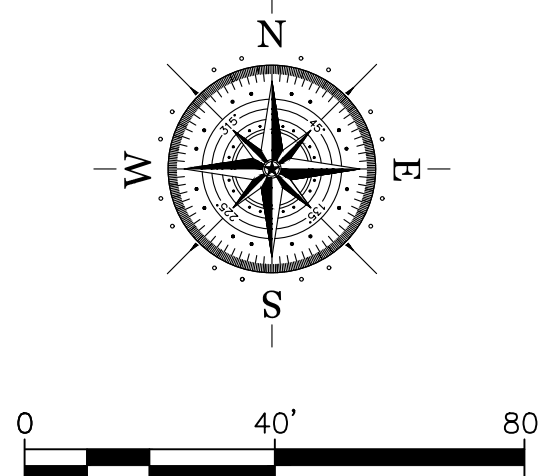
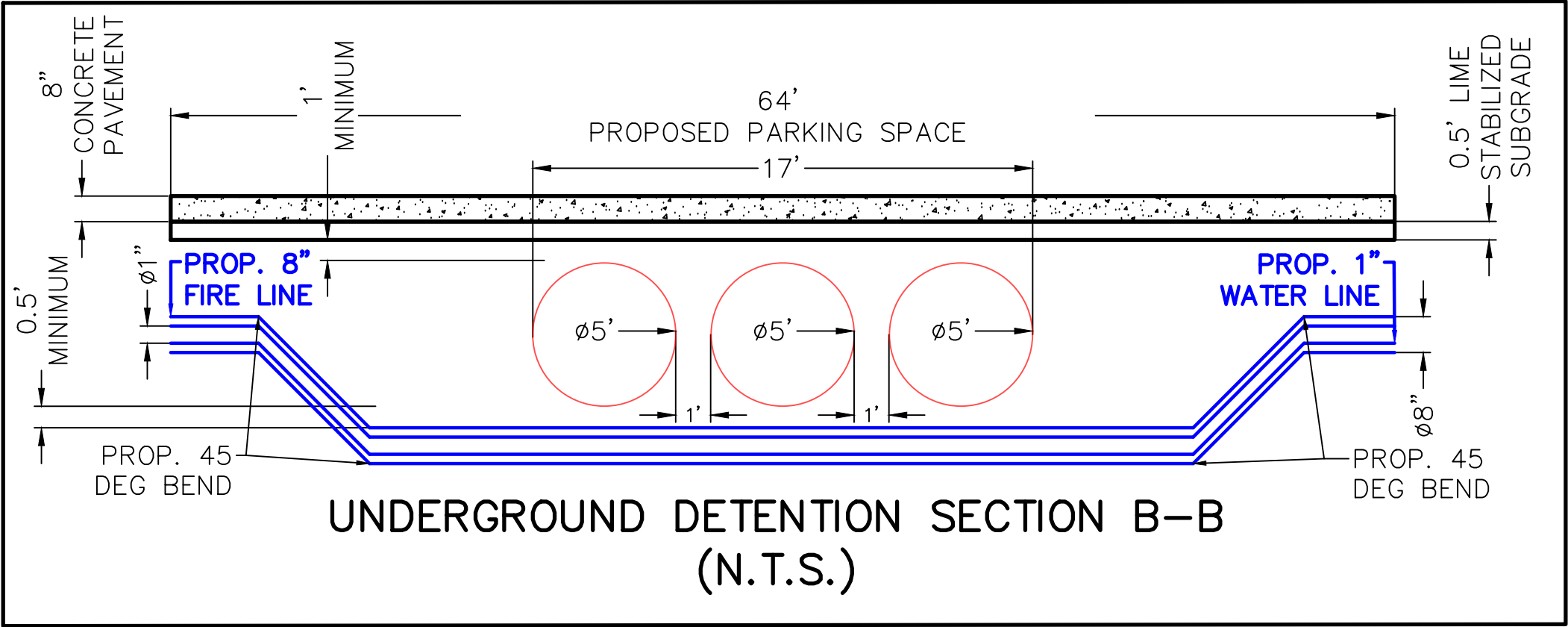
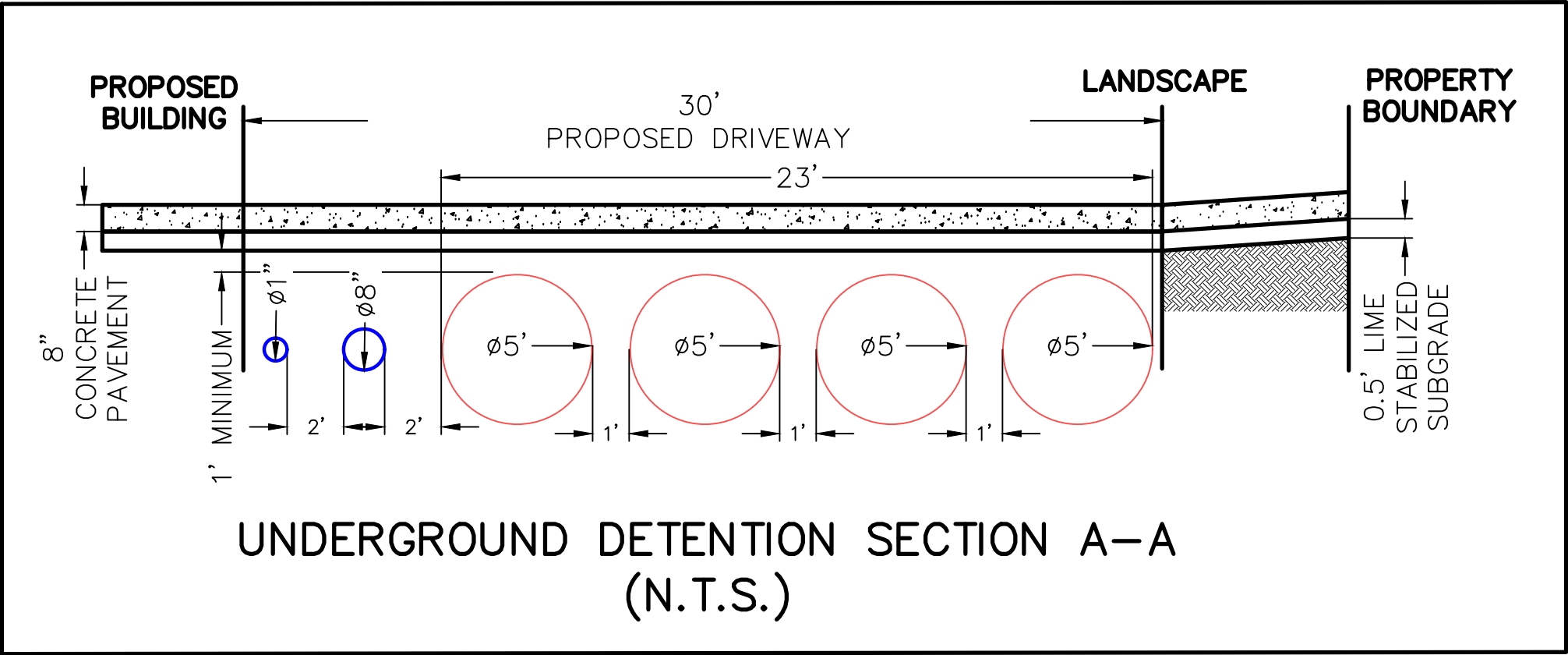
- First Quarter 2026 – Commence Underground Utilities, Detention Pond, Site Grading
- Second Quarter 2026 – Commence Concrete Pavement, Building Foundations, Site Fencing
- Third Quarter 2026 – Commence Buildings, Sprinkler Installation, Exterior Painting
- Fourth Quarter 2026 – Commence Interior Conversion, Store Front Glass, Landscaping, Signage

The following is an estimated time line for Project Construction:

- First Quarter 2027 – Finalize Miscellaneous Items, Clean Up, Hand Over Buildings

Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits may be at the discretion of the City Council be terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

FLOODPLAIN INFORMATION
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BFE=12'.
FIRM PANEL: 48201C1085M



LEGEND		
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STORM	PROP	existing
SANITARY	PROP	existing
WATER	PROP	existing
TOP OF GRATE	TG=19.00	TP=18.00
TOP OF PAVEMENT	TP=19.00	TP=18.00
GUTTER	G=19.00	G=18.00
FINISHED FLOOR	FF=19.00	FF=18.00
SWPPP INLET PROTECTION BARRIER		
SWPPP FILTER FABRIC FENCE		
SWPPP STABILIZED CONSTRUCTION ACCESS		
SWPPP ROCK FILTER DAM		
SWPPP CONCRETE TRUCK WASHOUT AREA		
DRAINAGE AREA (ACRES)		
DRAINAGE AREA BOUNDARY		
PAVING		
BUILDING		
DIMENSION LINE		

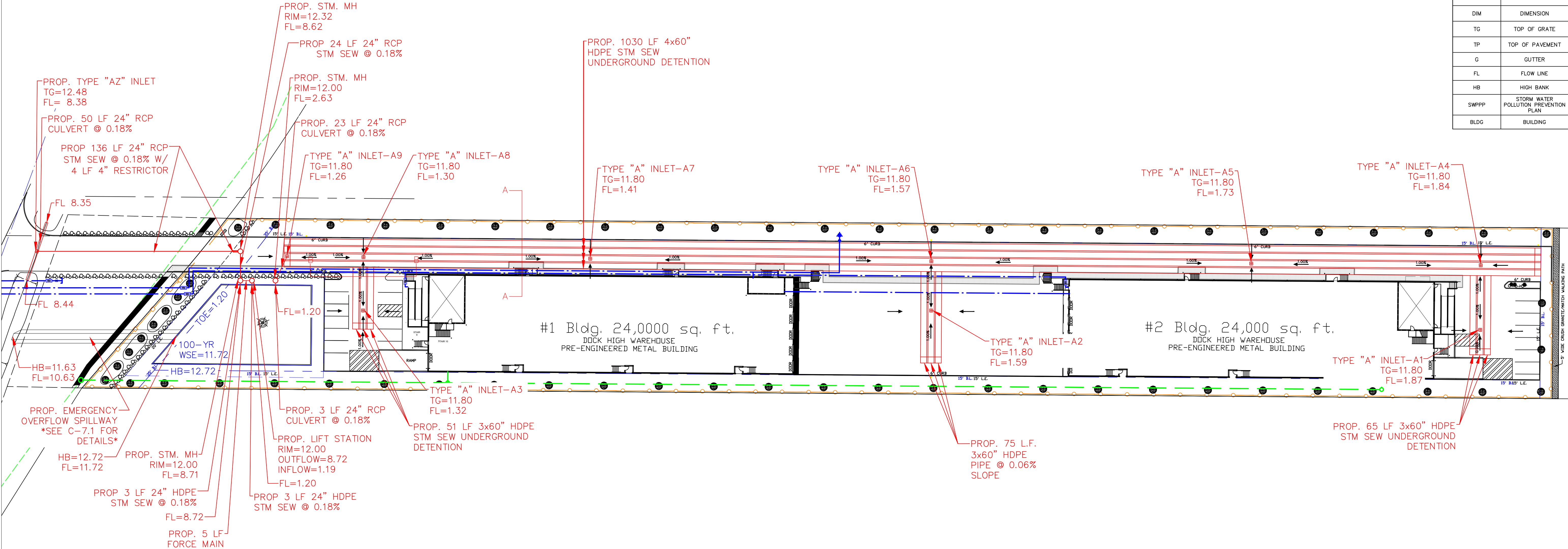
REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

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SWPPP	STORM WATER POLLUTION PREVENTION PLAN
BLDG	BUILDING

CIVIL DRAWINGS
5815 OLD HIGHWAY 146
SEABROOK, TX 77586

EXHIBIT



JRH Engineering, Inc.

Storm Sewer Calculation Form

Project: 5815 OLD HIGHWAY 146 DATE: 9/9/2025 b = 64.76497
Job No: By: JRH Engineering Rainfall Frequency (years): 2 d = 12.82852
e = 0.800429

								LINE				DESIGN				HYD. GRAD				
From MH	To MH	Sub Area Acres	Sub Runoff Coeff. C	Total Area Acres	Sum of C A	Intensity I (In / Hr.)	Sum of Flows cfs Q	Time of Conc. min.	Reach Length Feet	Diameter in inches or span x rise	Slope %	Manning's n"	Capacity cfs	Velocity fps	Actual Velocity fps	Hydraulic Gradient %	Change in Head Ft.	Elev. Up Stream	Elev. Down Stream	
A1	A4	0.30	0.77	0.30	0.23	3.68	0.85	23.09	51	60		0.06	0.013	63.79	3.25	1.13	0.000	0.000	6.83	6.83
A4	A5	0.21	0.77	0.51	0.39	3.66	1.44	23.35	186	60		0.06	0.013	63.79	3.25	1.30	0.000	0.000	6.71	6.71
A5	A6	0.72	0.77	1.23	0.95	3.59	3.40	24.31	260	60		0.06	0.013	63.79	3.25	1.68	0.000	0.000	6.56	6.56
A2	A6	0.55	0.77	0.55	0.42	3.49	1.48	25.64	38	60		0.06	0.013	63.79	3.25	1.30	0.000	0.000	6.56	6.56
A6	A7	0.32	0.77	2.10	1.62	3.47	5.62	25.83	277	60		0.06	0.013	63.79	3.25	2.00	0.000	0.001	6.39	6.39
A7	A8	0.75	0.77	2.85	2.19	3.38	7.41	27.25	183	60		0.06	0.013	63.79	3.25	2.17	0.001	0.001	6.28	6.28
A3	A8	0.25	0.77	0.25	0.19	3.31	0.64	28.19	41	60		0.06	0.013	63.79	3.25	1.04	0.000	0.000	6.28	6.28
A8	A9	0.15	0.77	3.25	2.50	3.30	8.26	28.40	60	60		0.06	0.013	63.79	3.25	2.22	0.001	0.001	6.25	6.25
A9	P1	0.10	0.77	3.35	2.58	3.28	8.46	28.71	26	24		0.18	0.013	9.60	3.06	3.44	0.140	0.036	4.66	4.62

JRH Engineering, Inc.

Storm Sewer Calculation Form

Project: 5815 OLD HIGHWAY 146 DATE: 9/9/2025 b = 113.676048
Job No: By: JRH Engineering Rainfall Frequency (years): 100 d = 13.1641523
e = 0.69627111

										LINE				DESIGN		Actual Velocity fps	HYD. GRAD			
From MH	To MH	Sub Area Acres	Sub Runoff Coeff. C	Total Area Acres	Sum of C A	Intensity I (In / Hr.)	Sum of Flows cfs Q	Time of Conc. min.	Reach Length Feet	Diameter in inches or span x rise	Slope %	Manning's n"	Capacity cfs	Velocity fps	Hydraulic Gradient %		Change in Head Ft.	Elev. Up Stream	Elev. Down Stream	
A1	A4	0.30	0.77	0.30	0.23	9.33	2.16	23.09	51	60		0.06	0.013	63.79	3.25	1.46	0.000	0.000	6.84	6.84
A4	A5	0.21	0.77	0.51	0.39	9.28	3.65	23.35	186	60		0.06	0.013	63.79	3.25	1.75	0.000	0.000	6.73	6.73
A5	A6	0.72	0.77	1.23	0.95	9.12	8.64	24.31	260	60		0.06	0.013	63.79	3.25	2.22	0.001	0.003	6.57	6.57
A2	A6	0.55	0.77	0.55	0.42	8.90	3.77	25.64	38	60		0.06	0.013	63.79	3.25	1.75	0.000	0.000	6.57	6.57
A6	A7	0.32	0.77	2.10	1.62	8.87	14.34	25.83	277	60		0.06	0.013	63.79	3.25	2.61	0.003	0.008	6.41	6.41
A7	A8	0.75	0.77	2.85	2.19	8.65	18.98	27.25	183	60		0.06	0.013	63.79	3.25	2.82	0.005	0.010	6.31	6.30
A3	A8	0.25	0.77	0.25	0.19	8.51	1.64	28.19	41	60		0.06	0.013	63.79	3.25	1.38	0.000	0.000	6.30	6.30
A8	A9	0.15	0.77	3.25	2.50	8.48	21.23	28.40	60	60		0.06	0.013	63.79	3.25	2.89	0.007	0.004	6.26	6.26
A9	P1	0.10	0.77	3.35	2.58	8.44	21.77	28.71	33	24		0.18	0.013	9.60	3.06	3.19	0.926	0.306	4.93	4.62

JRH ENGINEERING & ENVIRONMENTAL SERVICES, INC.
P.O. BOX 1160
MANVEL, TEXAS 77578
PHONE: 281-489-5066
TBP FIRM NO. 10385



DRAWING TITLE

DRAINAGE PLAN

SCALE 1: 40 CHECKED BY

DATE 10/24/2025 PROJECT #

DRAWING NO.

D-10



NEW SPECULATIVE OFFICE / WAREHOUSE PROJECT

QUIET WAREHOUSING

SEABROOK, TEXAS 77586

5815 OLD HIGHWAY 146

PROJECT
24-006

DATE
03-17-25

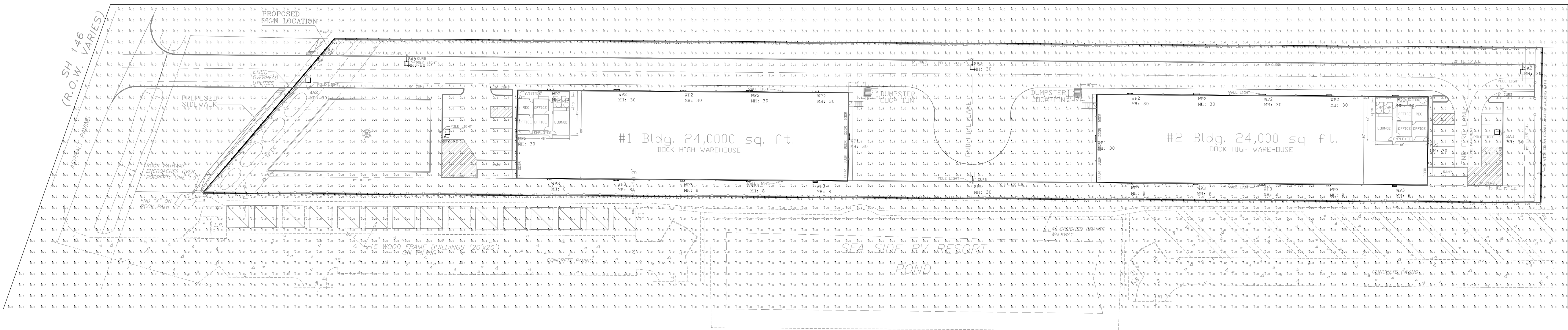
REVISIONS

- 1_05/11/25 FIRE PUMP REV
- 2_08/05/25 CITY COMMENTS

PHOTOMETRIC
SITE PLAN

SHEET
D-11

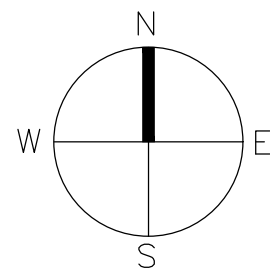
2



Luminaire Schedule		Label	Arrangement	Description	Tag	IES	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
Symbol	Qty									
	3	BA1	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	405	30
	4	BA2	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	140	30
	2	MP1	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	195	30
	12	MP2	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	195	30
	10	MP3	Single	MR16-LED-180-311-PT-20-7000K-CIE		0.800	11444	135	195	30

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Label	Category						
LAB01	Footcandle	FC	0.34	10.3	0.0	9.8x	9.8x
LAB02	Illuminance	FC	0.34	10.3	0.0	9.8x	9.8x
LAB03	Illuminance	FC	2.15	5.7	0.0	9.8x	9.8x

1 PHOTOMETRIC SITE PLAN
SCALE: 1'-0" = 50'



City of Seabrook

City Council Code of Conduct



Adopted by the Seabrook City Council by Resolution
No. 2026-XX on _____, 2026

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Council member Expectations

The Seabrook City Council believes that effective municipal governance requires that individual Council members adhere to a general set of principles when dealing with each other and the public. Furthermore, the City Council desires to conduct its meetings in a manner that is respectful, effective and efficient, while fostering an environment that is fair, open and responsive to the needs of the community.

As an elected official and representative of the City of Seabrook, it is expected that Council members will:

- Respect the opinions of fellow Council members, be well-informed on issues and participate in the deliberations of the Council.
- Accept responsibility to attend all Council meetings and work sessions.
- Provide appropriate notification to the City Secretary, pursuant to Seabrook Charter, Section 2.05(b)(5) of an absence as soon as possible prior to the meeting time.
- Not disclose information which is confidential and, when asked by the public for information that is still confidential, will state that the information is confidential.
- Make every attempt to resolve any conflict with a fellow Council member prior to bringing the conflict to the attention of the Council.
- Assist in preserving order and decorum.
- Neither by conversation or otherwise delay or interrupt the proceeding or refuse to obey the orders of the mayor or presiding officer or the rules of the City Council.
- Expect to be informed of all issues and data in a timely manner.

Council Meeting Expectations:

Each Council member will:

- Endeavor to make the citizens comfortable and part of the process at the meetings.
- Make visitors comfortable by being courteous and respecting their opinions.
- Do their best to communicate in clear, concise and audible language and written communications.
- Strive to maintain a tone of voice that is courteous and sincere.
- Honor and act on all requests for action and/or information in a timely and courteous manner.
- Discuss issues, but not personalities, with non-Council members. After an issue has been voted on, a council member will speak in a manner that does not undermine the integrity or motives of the Council.

As elected representatives of the public, City Council Members are entrusted with the responsibility to serve the interests of the community with honor, integrity, and respect. This Code of Ethics outlines the principles and standards of ethical conduct expected from all City Council Members. Adherence to these principles is essential to maintaining public trust and ensuring effective governance.

1. Act in the Interest of the Public

Council Members shall prioritize the welfare of the community and act in the best interests of the public. This involves actively engaging with constituents, considering their needs and opinions, and advocating for initiatives that benefit the community.

2. Comply with the Laws and Policies of the City

Council Members shall comply with all applicable federal, state, and local laws, as well as all policies, rules, and regulations established by the City. They will remain informed about legal requirements and ensure that their actions reflect adherence to these standards.

3. Council member Conduct

Council Members shall conduct themselves in a manner that reflects professionalism, courtesy, and respect toward fellow council members, city staff, and constituents. They will engage in civil discourse and remain open to differing viewpoints, fostering an environment of collaboration and mutual respect.

4. Respect for the Process

Council Members shall respect and uphold the governmental processes defined by the City's rules and regulations. This includes participating fully in meetings, respecting the agenda, and ensuring that all voices are heard. They should strive for transparency and accountability in all deliberations and decisions.

5. Make Decisions Based on Merit

Council Members shall make all decisions based on objective criteria, relevant information, and without undue influence from personal interests, friends, or special interest groups. Decisions should be grounded in facts and aimed at achieving the best outcomes for the community as a whole.

6. Gifts and Favors

Council members shall follow the laws that apply to the acceptance of gifts or favors as a public official.

7. Conflict of Interest

Per *Section 80-10 of the Code of Ordinances*, Council Members shall avoid any situation where their personal interests may conflict, or appear to conflict, with their public duties. Members shall disclose any potential conflicts and recuse themselves from discussions and votes on matters where a conflict exists.

8. Use of Title

Council Members shall not use their title or position for personal gain or to exert undue influence on others. They should represent the City's interests and not use their office to promote personal agendas, seek favors, or unduly benefit themselves or others.

9. Handling Confidential Information

Council Members must safeguard confidential information obtained through their role. They shall not disclose any sensitive information learned in an official capacity, except as authorized by law or when approval has been granted.

10. Use of Public Resources

Council Members shall utilize public resources, including materials, equipment, and facilities, solely for official city business and not for personal or political activities. They shall ensure that taxpayer resources are used efficiently and effectively.

11. Advocacy

Council Members have the right to advocate for policies and programs they believe serve the best interests of the City as a whole. Because Council Members are elected at-large, each represents the entire community rather than any individual district, constituency, or special interest. Such advocacy shall be conducted in a transparent and ethical manner and consistent with each Council Member's obligation to act impartially and in the public interest.

12. Provide a Positive Workplace Environment

Council Members shall promote a workplace environment that is inclusive, respectful, and supportive for all city employees. They will work to eliminate discrimination and harassment in all forms within the City's workplace.

13. Upholding the Code of Ethics

This Code of Ethics is intended to be self-governing and aspirational in nature. Council Members are expected to be familiar with its provisions and to conduct themselves accordingly. Concerns regarding conduct should be addressed through collegial discussion, guidance from the presiding officer, or consultation with legal counsel, as appropriate.

14. Council Guidance and Interpretation

Questions regarding the interpretation or application of these guidelines may be addressed by the City Council during a properly posted meeting, consistent with applicable law, the City Charter, and the City's adopted rules of procedure.

Code of Conduct

This section is intended to describe procedural standards and meeting practices and is not intended to create disciplinary standards or replace existing state or local law.

Placing an Item on a City Council Agenda

- A. The City Secretary, in coordination with the City Manager and City Department Directors, is responsible for creating, processing and distributing the agenda and agenda materials for City Council meetings.
- B. The mayor or council members may direct the City Secretary in writing, to place an item on a City Council agenda. Items must be submitted to the City Secretary no later than **noon** on the **Thursday** following the last City Council meeting, and must contain adequate detail of the request to allow for proper posting under the Open Meetings Act. Each Council-requested Agenda item must be co-sponsored by the Mayor or another council member.

Advance Preparation for Meetings

- A. Prior to attending Council meetings or Workshops, Council members shall read or otherwise familiarize themselves with each agenda and supporting documentation for the items thereon.
- B. To ensure that individual Council members be well equipped to make informed decisions and allow the meeting to move forward in a meaningful way, it is essential that each Council member seek answers to any questions they may have about the posted agenda items as well as the agenda packet materials for the pending meetings. Typically this is accomplished, and encouraged, with a scheduled meeting with the City Manager.

Attendance

- A. Section 2.05(b)(5) provides that a member of City Council shall forfeit his or her office by failing “to attend three (3) consecutive regular Council meetings without being excused by the Council by first notifying the City Secretary of the absence; emergency absence notwithstanding.”
- B. Absences shall be considered excused if for personal illness, family illness, emergencies, funerals, military service, family events including vacations, weddings, and graduations, business obligations, official city business such as attendance at a conference for municipal officers, or for other good cause as determined by the Council.
- C. Absence from a regular meeting shall be considered unexcused if the member fails to convey the reason for his or her absence to the Mayor, City Manager or City

Secretary or otherwise fails to give sufficient information to the City Council to enable it to determine the reason for the absence. Furthermore, absence due solely to the refusal of the member to participate in a meeting through telephonic or video conference call, when such measures are legally available to the member in accordance with state law, shall be considered unexcused when the member fails to show good cause why the member could not participate through such methods.

- D. City Council members are expected to attend relevant board meetings, community events, and other functions that support the city's goals and foster community relationships. Attendance at these events is important for engaging with constituents, collaborating with other entities, and staying informed about issues affecting the city.

E. Meeting Dress and Appearance

- a. Council Members are expected to dress in a professional manner during City Council meetings that reflects the dignity of the office and promotes a respectful and effective public meeting environment.
- b. Attire should be appropriate for a public meeting and should not include clothing with offensive, inappropriate, or disruptive language or imagery.

Decorum and Debate

- A. When a measure is presented for consideration to the council, the presiding officer shall recognize the appropriate individual to present the case. When two or more members wish to speak, the presiding officer shall name the member who is to speak first. No member of the council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege. No member shall speak more than five (5) minutes on any amendment to the question except as further provided in this rule.
- B. No member shall speak more than the time limits provided in Section 2-51(a) on any subject or amendment, and such member may use his or her time in any combination, in separate speech or comments totaling the number of minutes permitted. The mayor shall not be obligated to recognize any council member for a second comment on the subject or amendment until every council member wishing to speak has been allowed a first comment. Council members shall also have the right to yield a portion of time to another member.
- C. Any member deciding to speak more than five minutes on any question or more than five minutes on any amendment to the question shall be accorded the privilege without objection or with objection and upon motion supported by two-thirds of the council.

- D. No council member shall be permitted to indulge in personalities, use language personally offensive, arraign motives of members, charge deliberate misrepresentation, or use language tending to hold a member of the city council up to contempt.
- E. If a member is speaking or otherwise transgressing the rules of the council, the presiding officer shall, or any council member may, call him or her to order in which case he or she shall immediately be quiet unless permitted to explain. The council shall, if appealed to, decide the case without debate. If the decision is in favor of the member called to order, he or she shall be at liberty to proceed, but not otherwise.

Council Phone and Electronic Device Use

- A. City Council Members are expected to remain attentive and fully engaged during City Council meetings in order to effectively serve the interests of the community. Council Members should refrain from using mobile phones or other electronic devices for texting, emailing, social media, or other non-meeting related activities during meetings, except as reasonably necessary for City business or urgent matters.
 - B. In the event of an emergency or urgent matter, a Council Member may briefly step away from the meeting to address the issue and should notify the presiding officer when practicable.
 - C. The presiding officer may remind Council Members of these expectations at the beginning of meetings or as needed to support professional, orderly, and effective meetings.
-

Executive Session Confidentiality and Electronic Devices

- A. Executive Sessions are confidential as authorized under Chapter 551, Subchapter D, of the Texas Government Code. Council Members shall not record, photograph, transmit, or otherwise memorialize Executive Session discussions by any electronic or other means.
- B. To protect the confidentiality of Executive Session discussions and to avoid inadvertent disclosure, Council Members are strongly encouraged to silence and refrain from using mobile phones or other recording-capable devices during Executive Sessions.
- C. When practicable, Council Members may place mobile phones or other electronic devices on the dais or in a designated location outside the Executive Session meeting area for the duration of the Executive Session.

Social Media

- A. The City of Seabrook is not responsible for content posted by individual Council Members on social media platforms. Council Members are individually responsible for their own online statements and actions.

- B.** Council Members should exercise caution when using social media to discuss City business. Communications related to City matters may, in some circumstances, constitute a public forum or deliberation subject to applicable law. Council Members are encouraged to avoid online discussions that could be perceived as deliberation outside of properly posted meetings or that could undermine public trust.

Council Relations with the Media

- A.** A council member should approach the media with transparency, professionalism, and respect to build public trust and keep the community informed.
- B.** All press releases, media advisories, story suggestions or similar items should first go through the City Secretary's office for distribution except for factual police department bulletins which designated officers may send directly.

Citizens Comments and Right to Speak

Citizens Comments are heard at the beginning of meetings and is set aside for the public to address the City Council on any item of business.

- A.** In compliance with the Texas Open Meetings Act, the City Council may not deliberate or vote on any matter raised in Citizens' Comments unless the matter is included for action on the agenda.
- B.** Deliberations on items raised during Citizens' Comments will take place at the time the agenda item is scheduled and not during the time of the comment.

Adherence to Procedures

- A.** During City Council discussions, deliberations and proceedings, the Mayor has been delegated the primary responsibility to ensure the City Council, staff, and members of the public adhere to the Council's adopted procedures.
- B.** The City Attorney assists the Mayor and City Council as a resource and as an advisor for interpreting the City Council's adopted rules and procedures.

Requests for Research or Information

- A.** Councilmembers may request information or research from staff on a given topic through the City Manager.
- B.** Requests for policy direction will be brought to the full City Council at a regular meeting for consideration.
- C.** All written products will be copied to the full City Council.
- D.** The City Manager will determine if extensive staff time and resources are required to accomplish the request. If so, the City Manager may present that request to the full City Council prior to proceeding.
- E.** Councilmembers may request information from the City Attorney, City Secretary and Municipal Court Judge. If significant resources are required, the City Attorney,

City Secretary, or Municipal Court Judge will ask the City Manager to place the request on a City Council agenda for approval prior to any action.

- F. Requests for documents or records by Councilmembers shall be submitted through the City's public information request system.

Use of City Computers/Tablets/Phones

- A. Councilmembers shall have use of any City issued devices during the member's term of office, and such right shall terminate at the same time the member's term of office ends, at which time the device and all associated equipment shall be returned to the City.
- B. Councilmembers shall be responsible for maintaining the device in good condition, and to reasonably protect it from theft, loss or damage.
- C. Councilmembers may not use the device in connection with election or re-election efforts or campaigning, either for the member or any candidate for public office.
- D. Councilmembers shall not use the device for any commercial or financial gain, and shall not use the device to access, store or download inappropriate or obscene material.
- E. Councilmembers shall not use the device in a manner that would violate the terms of the Texas Open Meetings Act.
- F. Councilmembers should recognize that most of the documents that exist on the device may be subject to the Texas Public Information Act or other means of discovery, and should govern their use accordingly.

Public Information Act

Council Members have legal obligations under the Texas Public Information Act to preserve and produce records relating to City business, regardless of whether such records are maintained on City-issued or personal devices, including emails and text messages. Council Members are expected to cooperate promptly with public information requests to ensure compliance with applicable law.

Implementation.

This Code of Conduct is intended to serve as a statement of shared values and expectations for professional conduct by members of the City Council. It is most effective when Council Members are familiar with its provisions and voluntarily adhere to its principles. The Code shall be included in orientation materials for newly elected officials, and the City Council may review and update it from time to time as appropriate.

The Mayor has the additional responsibility, as presiding officer, to provide guidance or facilitate discussion when concerns regarding adherence to the Code of Conduct are brought to his or her attention. When the Mayor's conduct is at issue, the **Mayor Pro-Tem** would assume this role.

SEVERANCE AGREEMENT

THIS SEVERANCE AGREEMENT (hereinafter referred to as the “Agreement”) is made and entered to be effective the 20th day of January, 2026, by and between the **CITY OF SEABROOK, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the “City”); and **Gayle Cook** (“Manager”), both of which parties hereto understand and agree as follows:

WHEREAS, on or about December 1, 2013, the City and Manager entered into an employment agreement concerning the services of Manager (hereinafter referred to as the “Employment Agreement”); and

WHEREAS, the City Council of the City of Seabrook, Texas, finds it is in the best interest of the City of Seabrook, Texas, to address any severance payment provided to Manager in the event the City Council decides to terminate Manager’s employment during such time Manager is willing and able to continue performing the duties of the City Manager.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Manager agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date of this Agreement, and shall continue thereafter through the term of the Employment Agreement, as amended, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

- (a) **Agreement.** The word “Agreement” means this Severance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.

- (b) **City.** The word “City” means the City of Seabrook, Texas, a Texas home-rule municipality. For the purposes of this Agreement, City’s address is 1700 First Street, Seabrook, Texas 77586.
- (c) **Effective Date.** The words “Effective Date” mean the date of the latter to execute this Agreement by and between the City and Manager.
- (d) **Employment Agreement.** The words “Employment Agreement” mean the Employment Agreement by and between the City and Manager, as amended.
- (e) **Manager.** The word “Manager” means Gayle Cook, City Manager of the City of Seabrook, Texas.
- (f) **Term.** The word “Term” means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE OBLIGATIONS.

The City and Manager covenant and agree that while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Severance Pay.** In the event the City Council decides to terminate Manager’s employment during such time Manager is willing and able to continue performing the duties of Manager, then the City shall provide a one-time severance payment equal to five (5) months’ salary at the current rate of pay in return for a full and complete release to the fullest extent permitted by law from Manager in favor of the City of any and all claims Manager may have against the City. Only after Manager signs and provides a signed release of claims shall severance be paid. The failure to execute and deliver such release shall nullify any obligation by the City to pay severance. The City shall endeavor to pay severance to Manager in the next regular payroll cycle.
- (b) **No Severance Payment.** In the event the City terminates Manager’s employment because of the commission of an illegal act, including but not limited to, acts involving personal gain, corruption, misconduct or malfeasance in office, then the City shall have no obligation to pay any severance pay designated in this section.

SECTION 5. TERMINATION.

This Agreement shall terminate automatically without further notice to Manager or City upon: (1) termination of the Employment Agreement; and/or (2) payment of the severance pay as provided in Section 4(a) of this Agreement by City to Manager, and consistent with the terms of the Employment Agreement.

SECTION 6. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Harris County, Texas. Venue for any action arising under this Agreement shall lie in the state courts of Harris County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.
- (d) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.
- (e) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (f) **Entire Agreement.** This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.
- (g) **Severability.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

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SIGNED THIS THE 20TH DAY OF JANUARY, 2026.

CITY:

CITY OF SEABROOK, TEXAS
A Texas home-rule municipality,

Jim Sweeney, Mayor

ATTEST:

Rachel Lewis, City Secretary

APPROVED AS TO FORM:

City Attorney

MANAGER:

Gayle Cook, City Manager

POSTED ON CITY WEBSITE

DATE: _____



Agenda Briefing

Date of Meeting: January 20, 2026

Responsible Department: City Secretary's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Establish future meeting dates and agenda items.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation: