

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 17, 2013 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY DECEMBER 17, 2013 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TX 77586, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.**

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

PLEDGE OF ALLEGIANCE

1.0 PRESENTATIONS

- 1.1 Recognition of the Winners of the Old Seabrook Holiday Decorating Contest. (Dearman)
- 1.2 Presentation by Bay Access and the Harvest Moon Regatta thanking the City Council for its contribution of Hotel Tax Funds for sailing events and programs.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

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

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

ATTACHMENT 1

- 3.1 Approve a special events permit request and a waiver of permit fee from the Assistance League of the Bay area to hold a 5K race using the trails and the Meador Park Pavilion on February 1, 2014 from 7:00 a.m. until 12:00 p.m. Permission is contingent upon receipt of correct proof of insurance. (Applicant)

ATTACHMENT 2

- 3.2 Approve the November 2013 Building Report. (Landis)

ATTACHMENT 3

- 3.3 Approve the November, 2014 Public Safety Report. (Holomon)

ATTACHMENT 4

- 3.4 Approve the minutes of the November 19, 2013 special joint meeting. (Glaser)

ATTACHMENT 5

- 3.5 Approve the minutes of the December 3, 2013 regular council meeting. (Glaser)

ATTACHMENT 6

- 3.6 Consider/approve the Scope of Work for the Water and Sewer Rate Study with Atkins North America, Inc. in an amount not to exceed \$25,000. This is a budgeted item. (Cook)

END OF CONSENT AGENDA

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

ATTACHMENT 7

- 4.1 Consider first reading of proposed Ordinance No. 2013-26, "Amend Types of Utility Charges and Establish Such Charges by Resolution." (Padgett/Lab)

AN ORDINANCE AMENDING ORDINANCE NO. 2007-19 AND CHAPTER 95, DIVISION 2 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS UPDATING AND REVISING PROVISIONS RELATED TO UTILITY METERS, DAMAGE TO CITY EQUIPMENT, DEPOSITS, LIENS, AND ENFORCEMENT, REMOVING CERTAIN CURRENT CHARGES FOR UTILITY USE FROM THE CODE, PROVIDING THAT ALL SUCH FUTURE UTILITY CHARGES SHALL BE ESTABLISHED BY RESOLUTION; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR ANY VIOLATION 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.

ATTACHMENT 8

- 4.2 Consider approval of first reading of proposed Ordinance No. 2013-23, "The Commons at Seabrook Planned Unit Development." The required public hearing for this item was held during the special joint Council/P&Z Commission meeting at 6:00 p.m. on this date. (Applicant/P&Z)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 22.61 ACRES FROM A TRACT OF LAND OUT OF THE RUGGLES SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NUMBER 52, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-3" HEAVY COMMERCIAL DISTRICT TO PLANNED UNIT DEVELOPMENT "PUD," TO BE IDENTIFIED AS "THE COMMONS AT SEABROOK" (CONSISTING OF 14.734 ACRES FOR A 416 UNIT APARTMENT COMPLEX, 6.58 ACRES FOR RETAIL DEVELOPMENT, AND 1.295 ACRES FOR A STREET); PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; 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.

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

ATTACHMENT 9

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

ATTACHMENT 10

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

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

CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, December 13, 2013 and that this notice will remain posted until the meeting has ended.

Meredith Brant

Meredith Brant, TRMC
Assistant City Secretary



Revised 01/12

CITY OF SEABROOK
PARADE, CARNIVAL, SHOW, FESTIVAL,
SPECIAL OR COMMUNITY EVENT
APPLICATION

Date of Application: 11/20/13 Name of Applicant: Richelle Bowker
Assistance League of the Bay Area
Full Address of Applicant: 4015 Elm Crest Trail Houston TX 77059

Day Time Phone . light time phone

e-mail address:

Name of Organization, Firm or Corporation on whose behalf this application is made:
Assistance League of the Bay Area / Assistecas

Address of Organization (if different from above): PO Box 591543 Houston

City Houston State TX Zip Code 77059

Phone Number of Organization (if different from above)

Is the organization recognized as a non-profit organization for tax purposes? Yes, SDIC

Requested Date(s) and Times of the Event.

Feb. 1, 2014 7⁰⁰ - 12⁰⁰

Location of the Event. Meadow Park

Will any portion of this event be held on city property? If so, where?
Meadow Park

Note: If you will hold the event in a city park or facility, you must also complete an additional application to use city facilities.

Give a brief description of the event: 5K race, beginning at Hummer Street
and finishing at the Pavilion.

Profits are used to support Operation School Bell. This philanthropy of the
Assistance League provides school clothes for families unable to provide them
Estimated No. of Workers 20 Estimated No. of Attendees 100

Will the event be held in a parking area? No If so, how many parking spaces will be temporarily lost?

How many parking spaces are you providing for the event? 10

Will alcohol be served? No If so, you are required to pay an additional deposit if you wish to serve alcohol on city property. You must also contact the Texas Alcoholic Beverage Commission

Will admission be charged for this event? Race Fee \$25.00

Special Events Application
Revised 01/12
Page 2

Do you want to display temporary signs or banners to advertise this event? No

Number of signs for this event 0 Complete the sign permit application attached to the packet. Please note that signs may only be displayed on private property, with the property owners' permission and with a city permit. Signs are not permitted in any street rights-of-way.

If this event is a parade, please answer the following additional questions.

Proposed Route (Attach Map): _____

Estimated number and kind of animals to be used: _____

Estimated number of parade participants including, animals and riders, bicycle riders, animal-drawn vehicles, floats motor vehicles, motorized displays and marching units or organizations, such as bands, color-guards, and drill teams:

THIS SECTION NEEDS TO BE COMPLETED IN ORDER TO PROCESS YOUR APPLICATION.

This application has been reviewed by the Seabrook Police Chief or designee and the signature below verifies that adequate provisions for security have been made by the applicant.

Bryan Brand
Print name
Police Department Representative

12-10-13
Date Approved

[Signature]
Signature
Police Department Representative

Comments: Event does not require traffic or
security officer.

I have enclosed the following items as part of my application and have initialed each relevant item:

- _____ completed applications form including approval by the Seabrook Police Department.
- _____ If the event is to be held on city property, an additional application for the use of city facilities.
- _____ Permit fee in the amount of \$ 50.00. (Non-profit organizations may substitute a letter of request to the City Council requesting a waiver of the permit fee.

Special Events Application
Revised 01/12
Page 3

4. _____ If event is a parade a deposit fee of _____ is included. Deposits are not waived.
5. _____ A certificate of insurance, naming the City of Seabrook as certificate holder. This insurance provides protection of not less than \$100,000 against liability for damages to property and protection of not less than \$100,000 for protection of injury to the death of one person and of not less than \$300,000 for protection against injury to death of two or more persons in a single accident or occurrence. (A sample certificate of insurance is enclosed.) *This will be an event sanctioned by the USA Track and Field Program on*
6. _____ *Upon approval by the city they will provide insurance for the event*
For special events, a site plan is attached as required by the Code of the City of Seabrook, Section 4.07. (See attached excerpt.)
7. _____ For parades, a map showing the parade route is attached.

NO APPLICATION WILL BE ACCEPTED UNLESS ALL ITEMS LISTED ABOVE ARE PROVIDED.

As applicant, I certify that all information contained in this application is true and correct to the best of my knowledge. I state that I am fully authorized to act and contract for any persons, organizations, firms or corporations on whose behalf this application is made. As applicant for the above organization, I do contract and agree that they will jointly and severally, indemnify and hold the City of Seabrook harmless against liability for any and all claims for damage to property or injury to or death of persons arising out of or resulting from the issuance of the permit or the conduct of the participants. As applicant, I understand that I may be held liable as principal in place of the organization for the cost of cleaning or repairing city property which may have sustained damage as a result of the special event. I understand that a special events permit may be issued for no more than five consecutive days. If the permit is granted, I, as representative, agree to adhere to all city ordinances regarding the special event.

I understand that if I am applying to use a city park, community house or other city facility to hold this event, additional applications and fees will be required. I also understand that all required applications, accompanying documents and fees must be submitted to the City Secretary's Office at least 30 days prior to the date of the event, and that the event may not be held without approval of the Seabrook City Council. I have read and have agreed to the above conditions.

Richelle L. Bowker
Signature of Applicant

Richelle L. Bowker
Printed Name of Applicant

11/25/13
Date Submitted

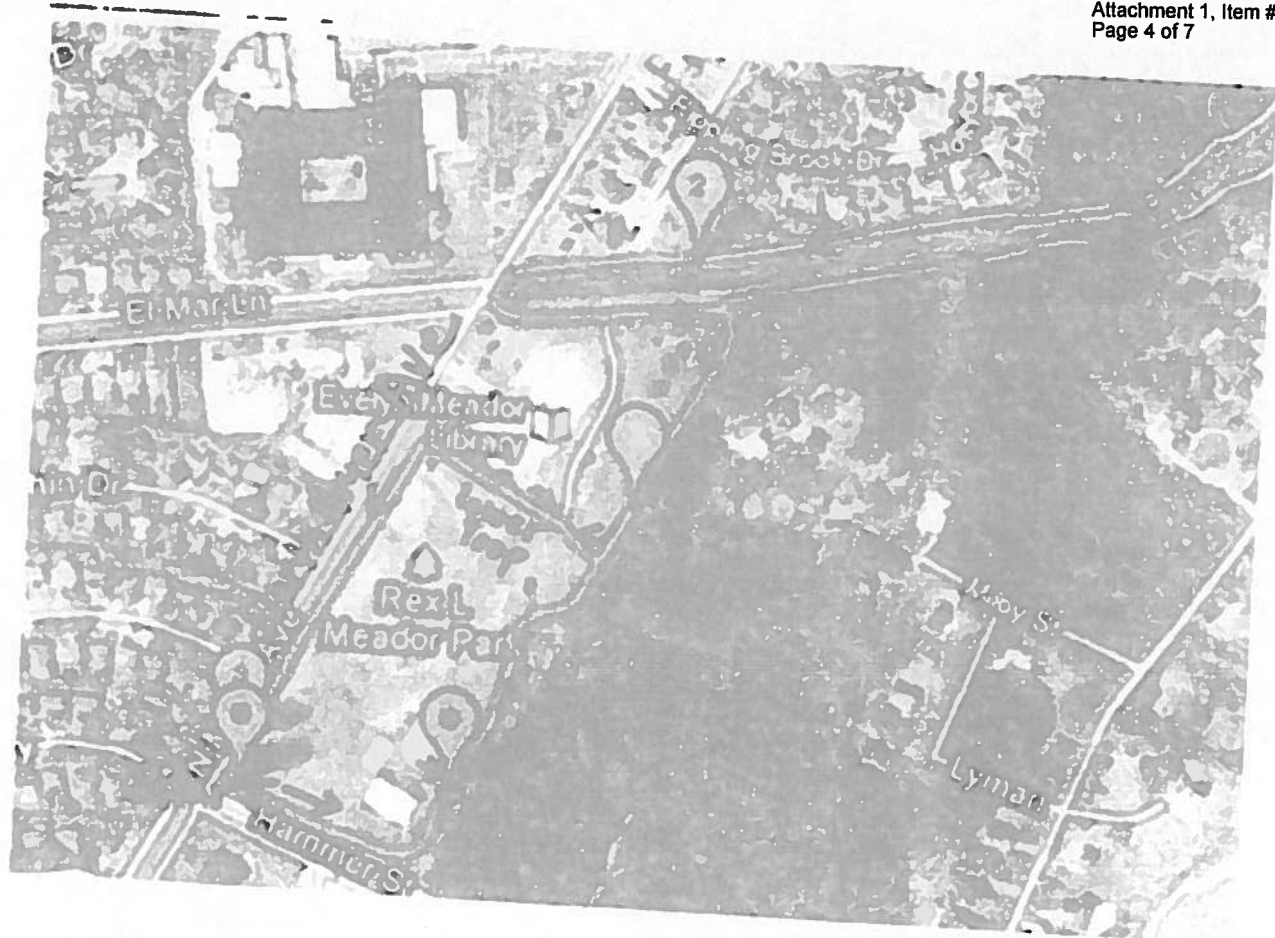
FOR OFFICE USE ONLY

12/9/13
Reviewed by City Secretary _____ Date _____

If applicable: Fire Marshal notified _____ Building Official Notified _____ City Mgr _____

This application has been reviewed by the Seabrook City Council on _____
and has been APPROVED DENIED

The following conditions are placed upon this event _____



The starting point is at the corner of Hammer Street and N Meyer Avenue. Runners will run along the path on Hammer Street and turn left around the pavilion proceeding on the running the park path. Runners will continue past the library and point marker "1" and proceed to the upper loop turning right at the upper fork to continue on the upper loop past the number "2" marker and complete the loop. When reaching the beginning of the upper loop at the fork, they will turn right back toward point marker "1". **This is the 1 mile mark.** Shortly after the 1 mile mark the runners will hit the lower loop again and turn right at that fork. Runners will run alongside the library heading back towards N Meyer Avenue then turn left to run alongside N Meyer Avenue and back towards their starting point. The runners will repeat this track twice. **On the third rotation, instead of continuing on to the upper loop, the runners will turn left at the lower fork and run alongside the library and N Meyer Avenue run past the original starting point to the finish line just past the Pavallion.**



Sanctifying Operation School Bell®
January 5, 2013
Meador Park - Seabrook, Texas

**Assisteens of the Bay Area
2nd Annual 5K Run
January 5, 2013 - 8:00AM
Meador Park
2100 Meyer Rd, Seabrook, TX 77586**

The Assisteens®, an auxiliary of Assistance League® of the Bay Area, is comprised of over 200 students, 9th - 12th grade, who serve the Bay Area through community service. We are organizing a 5K to help raise funds and bring awareness to Operation School Bell®. Operation School Bell, one of Assistance League's national philanthropic programs, provides a week's worth of clothing, a hygiene kit and a \$15 purchased shoe voucher for school-age children. This clothing helps students fit in with other classmates by boosting their self-esteem and enabling them to become more eager to learn. So far this year, Operation School Bell has helped clothe 1745 students in our local schools. Please help the Assisteens raise funds for Operation School Bell by sponsoring our 5K or registering as a runner in the race. Thank you!

Sponsorship Levels

Big Gulp-\$600

Name on one of two water stops
Name on 5K start/finish race banner
Name on the back of the official 5K T-shirt
Fees waived for four runners
Only two water stop sponsorships will be given out for the race on a first come, first serve basis.

Platinum Performance-\$500

Name on 5K start/finish race banner
Name on the back of the official 5K T-shirt
Fees waived for four runners

Golden Heels-\$250

Name on 5K start/finish race banner
Name on the back of the official 5K T-shirt
Fees waived for two runners

Silver Sneakers-\$100

Name on the back of the official 5K T-shirt



Level of Sponsorship Requested: _____

Donor Name or Organization: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Please mail donations to: (checks payable to "Assisteens of the Bay Area", memo- 5K sponsorship)

Assistance League of the Bay Area PO Box 591131 Houston, TX 77259-1131

Forms due by December 15, 2012
Contact the Assisteens at AssisteensBA@gmail.com or www.BayArea.AssistanceLeague.org
501c-3 Non Profit Organization

CITY OF SEABROOK

RECN: 00560603 11/25/2013 2:58 PM
OPER: 017 TRCN: 001
RNFII: 4724

TRCN: 3.0000 LICENSES & PERMITS
ASSISTANCE L OF BAY ARE ASSIST
FOR 02/01/2014 EVENT PERMIT
LICENSES & PERMITS/ 200.0000

TRCN: 4.0000 COMMUNITY HOUSE DEP
ASSISTANCE LEADIE BAY AREA/AST
FOR HEADOR PARK 2/1/2014
COMMUNITY HOUSE DEP 50.0000

TENDERED: 250.00 CHECK
APPLIED: 250.00-

BALANCE: 0.00

200.00 dep (event) 50.00 (paid in)

CERTIFICATE OF INSURANCE

DATE: 12/3/2013

CERTIFICATE NUMBER: 20131202211403

AGENCY:

ESIX Entertainment & Sports Insurance eXperts
5660 New Northside Drive, Suite 640
Atlanta, GA 30328
Phone: (678) 324-3300 Fax: (678) 324-3303

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND
CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES
NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES
BELOW

NAMED INSURED:

USA Track & Field, Inc. Assisteens of the Bay Area
132 East Washington Street, Suite 800
Indianapolis IN 46204

INSURERS AFFORDING COVERAGE:

INSURER A: Philadelphia Indemnity Ins. Co

EVENT INFORMATION:

Assisteens 5K Race (2/1/2014 - 2/2/2014)

POLICY/COVERAGE INFORMATION:

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY
REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE
INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES AGGREGATE
LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS	TYPE OF INSURANCE:	POLICY NUMBER(S):	EFFECTIVE:	EXPIRES:	LIMITS:
A	GENERAL LIABILITY				
	X COMMERCIAL GENERAL LIABILITY	PHPK1092686	11/1/2013 12:01 AM	11/1/2014 12:01 AM	GENERAL AGGREGATE (Applies Per Event) \$3,000,000
	X Occurrence				EACH OCCURRENCE \$1,000,000
					DAMAGE TO RENTED PREMISES (Each Occ.) \$1,000,000
					MEDICAL EXPENSE (Any one person) EXCLUDED
					PERSONAL & ADV INJURY \$1,000,000
					PRODUCTS-COMP/OP AGG \$3,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS:

Coverage applies to USA Track & Field sanctioned events and registered practices, including any directly related activities, such as event set-up and tear-down, participant check-in and award ceremonies.

The certificate holder is additional insured but only for the liability arising out of the negligence of the named insured, per the following endorsement: Additional Insured Certificate Holders (Form PI-AM-002).

CERTIFICATE HOLDER:

City of Seabrook
700 First Street
Seabrook TX 77586

NOTICE OF CANCELLATION:

Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

AUTHORIZED REPRESENTATIVE:



Assistance League of the Bay Area
P. O. Box 591131
Houston, Texas 77259-1131
281-554-2594
bayarea.assistanceleague.org

December 12, 2013

To Whom It May Concern:

Assistance League of the Bay Area Assisteens® Auxiliary is planning a 5K for February 1, 2014 in Seabrook and would like to request a waiver of the \$50 permit fee.

Assistance League of the Bay Area is a chapter of National Assistance League® which was founded in 1935. We are dedicated to the purpose of our founders: Assistance League of the Bay Area is a non-profit organization dedicated to improving the quality of life for at risk populations through community based philanthropic programs.

We have over 200 members who volunteer for us and an active Assisteens chapter of over 200 male and female high school students. Assisteens support their own philanthropic programs as well as provide support to Assistance League programs.

The 5K that is planned is to help raise funds for one of those programs, Operation School Bell®. Operation School Bell, Assistance League's National philanthropic program since 1997, has provided clothing for school age children in communities nationwide. Children who have been identified by their schools as economically disadvantaged are referred to Assistance League and a week's worth of new school clothing is provided to the student. This clothing helps students to fit in with their classmates by boosting their self-esteem and enabling them to become more eager to learn. All funds raised by the chapter are used in their local communities. This year Assistance League of the Bay Area has already clothed over 1900 students, and expect the year end number to be over 2000.

Thank you for your consideration,

Kim Barker, President

Mary Gibson, Secretary

2013-2014
Board of Directors

President **Attachment 1, Item # 3.1**
Kim Barker **Page 1 of 1**

President-Elect
Brunella Altamus

Vice President Membership
Gail Ashby

Vice President Philanthropic Programs
Lisa Dellhomma

Vice President Resource Development
Courtney Atchley

Vice President Operations
Yvonne Perrin

Secretary
Mary Gibson

Treasurer
Elaine Foster

Assisteens® Coordinator
Rikio Bowker

Education Chairman
Kim Steele

Public Relations Chairman
Jennifer Maxwell

Strategic Planning Chairman
Dee Cover

Parliamentarian
Elizabeth Clementa-Nelson

Community Advisory Council

Mary Alys Cherry
Dick Gregg
John Nugent
Becky Reitz
Dr. Greg Smith



**CITY
OF
SEABROOK**

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, DECEMBER 17, 2013

Submitter/Requestor: Sean Landis

Date Submitted: 12/9/2013 8:04:17 AM

Presenter: Sean Landis

Description/Subject:

Monthly Building Report for November

Purpose/Need: Administration Issue

Background/Issue(What prompted this need):

N/A

Impacted Parties(Expected/Notified): N/A

Miscellaneous Comments:

0 New Residential Permits were issued for the month of November.
0 New Commercial Permits were issued for the month of November.

Attachments:

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

Building Report

Fire Inspections Report

**Fiscal
Impact:**

Budgeted

No

Finance Officer Review:

Budget Amendment Required

No

Future/Ongoing Impact

No

Budget Dept/Line Item Number

Funding Comments:

N/A

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

N/A

Agenda Language:

Approve the November 2013 Building Report. (Landis)

City Manager Review:

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

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

Building Department Statistics
Fiscal Year 2010-2011

Date	New Residential		Residential Additions		Commercial New & Additions		City Projects New & Additions		Miscellaneous		Electrical		Irrigation		Mechanical		Plumbing		Monthly Totals		Last Year Totals	
	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#		#	
October	5	\$1,576,713.44	10	\$127,992.70	1	\$65,220.00	0	\$0.00	4		11	\$16,474.00	1	\$2,800.00	6	\$42,299.11	14	\$41,175.00	52	\$1,576,949.28	58	\$1,560,786.75
November	0	\$0.00	12	\$359,658.16	1	\$5,000.00	0	\$0.00	7	\$79,900.00	17	\$53,980.00	0	\$0.00	8	\$51,842.67	13	\$41,547.00	56	\$801,737.63	67	\$1,555,684.41
December																			0	\$0.00	49	\$88,342.83
January																			0	\$0.00	58	\$1,493,452.35
February																			0	\$0.00	61	\$948,003.01
March																			0	\$0.00	68	\$4,020,330.05
April																			0	\$0.00	99	\$2,788,007.17
May																			0	\$0.00	80	\$1,740,294.65
June																			0	\$0.00	73	\$804,518.69
July																			0	\$0.00	66	\$1,222,888.10
August																			0	\$0.00	77	\$5,220,914.04
September																			0	\$0.00	70	\$1,131,088.38
Y-T-D																				\$2,477,357.08	874	\$23,411,337.43
TOTALS																						

* Miscellaneous includes fill, tree, fire, sign, demolition, & misc. (certificate of occupancy, etc.)

New Residential Buildings

Y-T-D Total	\$ 22,681.76
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Fees Paid		Fees Paid	
October	\$14,018.25		
November	\$8,563.50		
December			
January			
February			
March			

#	Water Impact Fees	#	Sewer Impact Fees	#	Water Impact Fees	#	Sewer Impact Fees
October	4	\$5,873.12	4	\$9,826.10			
November	0	\$-	0	\$-			
December							
January							
February							
March							

Y-T-D Total	\$5,873.12	Y-T-D Total	\$9,826.10
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**Building Department Statistics
NOVEMBER 2013**

PERMIT TYPES	# ISSUED	VALUATION	FEES PAID
New Residential	0	\$0.00	\$0.00
Building Additions	12	\$369,668.16	\$3,481.00
New Commercial	0	\$0.00	\$0.00
Commercial Additions	1	\$5,000.00	\$157.50
New City	0	\$0.00	\$0.00
City Additions	0	\$0.00	\$0.00
Electrical	17	\$53,980.00	\$1,773.00
Fill	0	\$0.00	\$0.00
Irrigation	0	\$0.00	\$0.00
Mechanical	8	\$51,642.67	\$1,102.00
Plumbing	13	\$41,547.00	\$750.00
Sign	2	\$45,000.00	\$672.50
Demolition	0	\$0.00	\$0.00
Fire/Sprinkler	1	\$1,800.00	\$210.00
Miscellaneous	4	\$33,100.00	\$417.50
TOTALS	58	\$601,737.83	\$8,583.50

SVFD

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}BAYPORT1213 100% Hand Car Wash
1213 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2116 Allcar Insurance
2116 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

HALL909 Arlans
909 Hall ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3134 Avant Hair
3134 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}REPSDORPH260 Bar Harbour Apartments
2601 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

TWIS01 Bayou City Metro Farms
910 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/27/2013		201 INSECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND Bob's Salsa with a Kick
1717 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2511 Classic Cafe
2511 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}NASA2901 Comfort Inn & Suites
2901 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3010 Edgelake Apartments
3010 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2108 Edward Jones Investments
2108 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1815 Enterprise Rent a Car
1815 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}MARVINCIR190 JD Rankin & Assoc. LLC
1909 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/22/2013		201 INSECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2104 Kids Workshop
2104 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/22/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2160 Kids Workshop
2160 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/22/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

LAKESIDE1901 La Maison Apartments
1901 Lakeside DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}LAKE06 Lake Point Townhomes Hydrant
Lidstone ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/27/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

LONG01 Longevity Center
2100 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		121 PLAN REVIEW - Fire Alarm	0.00	
11/27/2013		221 INSPECTION - Fire Alarm	0.00	
Total Activities for Occupancy: 2			0.00	

BAYPORT2016 Mama Bella's Hair Salon
2016 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/08/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3001 Marine Max
3001 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}NASA2229 O'Reilly Auto Parts
2229 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

PATT01 Patty Quarles Day Care
2613 Lakeway DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3802 Pelican Reef Apartments
3802 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		290 INSPECTION - Other	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2916# Pro Glass
2916 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}WATERFRONT50 Rose's Seafood
 415 Waterfront DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

WATERFRONT30 T.H. Seafood
 302 Waterfront DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/15/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

THET01 The Treasure Chest
 910 Hall ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/01/2013		201 INSECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT3400 Uncle Bob's Storage
 3400 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
11/27/2013		205 Re-Inspection	0.00	
Total Activities for Occupancy: 1			0.00	

SVFD

Inspections by Occupancy

Date Completed Between {11/01/2013} And
{11/30/2013}

HIALEAH Vacant
1908 Hialeah DR
Seabrook, TX 77586

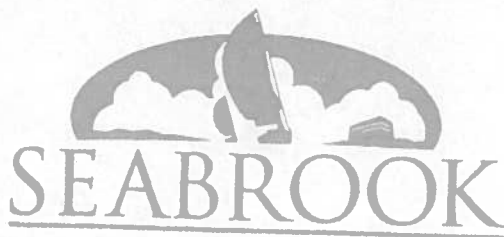
Date	Time	Type	Staff Hrs	Fee
11/22/2013		200 INSPECTION - General	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
11/08/2013		810 CONSULTATION - Site	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 31

Grand Totals: 0.00 0.00



CITY OF SEABROOK

Date of Meeting: December 17, 2013

Submitter/Requestor: Chief Nona Holomon

Date Submitted: Dec. 9, 2013

Presenter: Chief Nona Holomon

Description/Subject: Public Safety Activity Report for November 2013

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

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

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

Attachments: Copy of reports. (Charts and graphs)

Fiscal Impact: Budgeted ☐ Yes ☐ No

Finance Officer Review:

Budget Amendment required ☐ Yes ☐ No
Future/Ongoing Impact ☐ Yes ☐ No

Budget Dept/Line Item Number _____

Funding Comments: N/A

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

Suggested Motion: Motion to accept report.

Sent to City Attorney for review

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

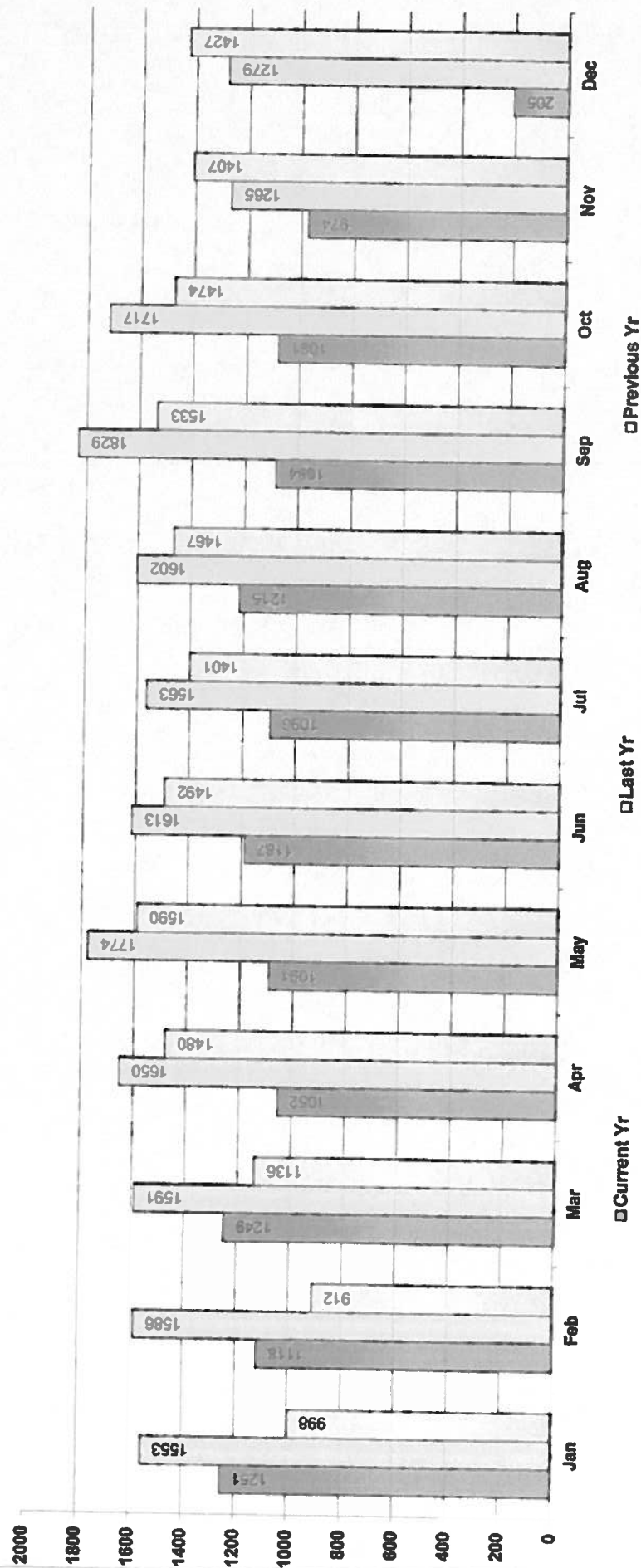
Received and accepted by the City Secretary/Assistant

Returned by the City Secretary/Assistant (If incomplete)

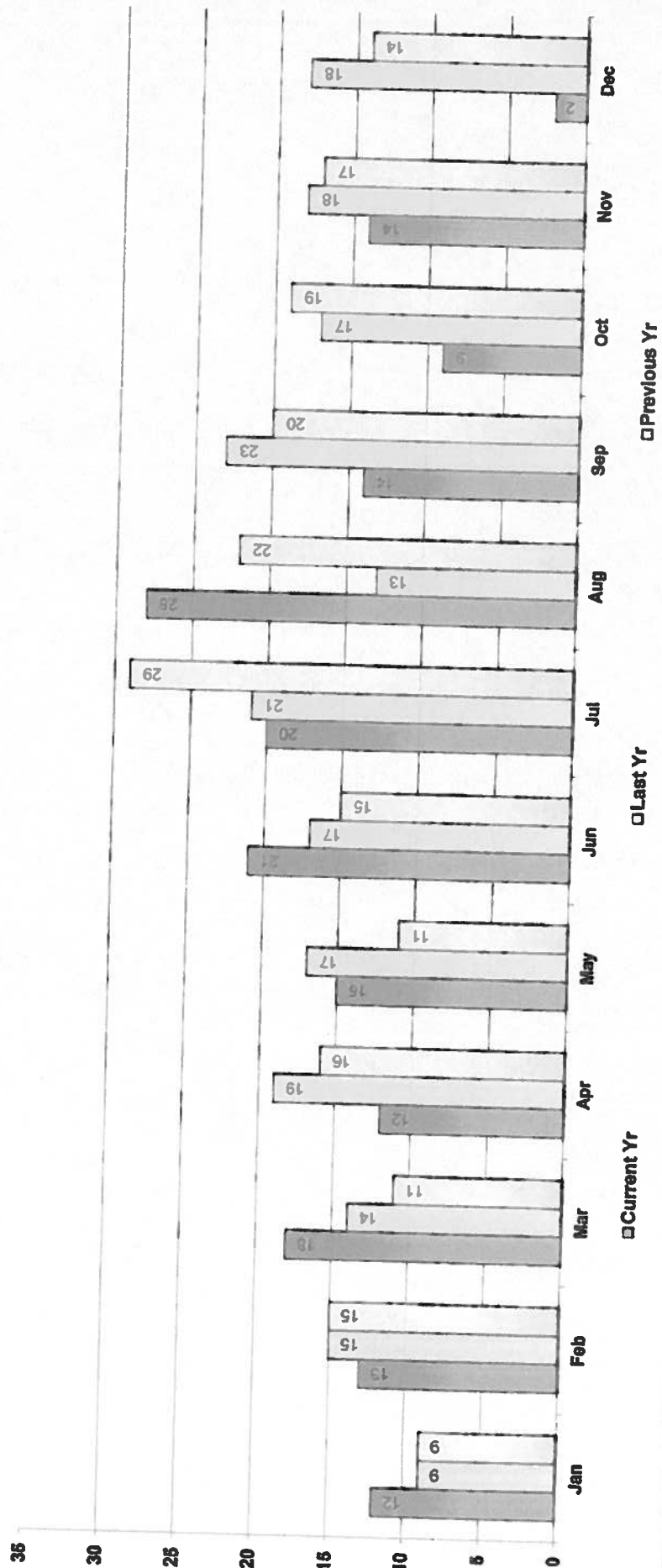
N/A

12/9/13

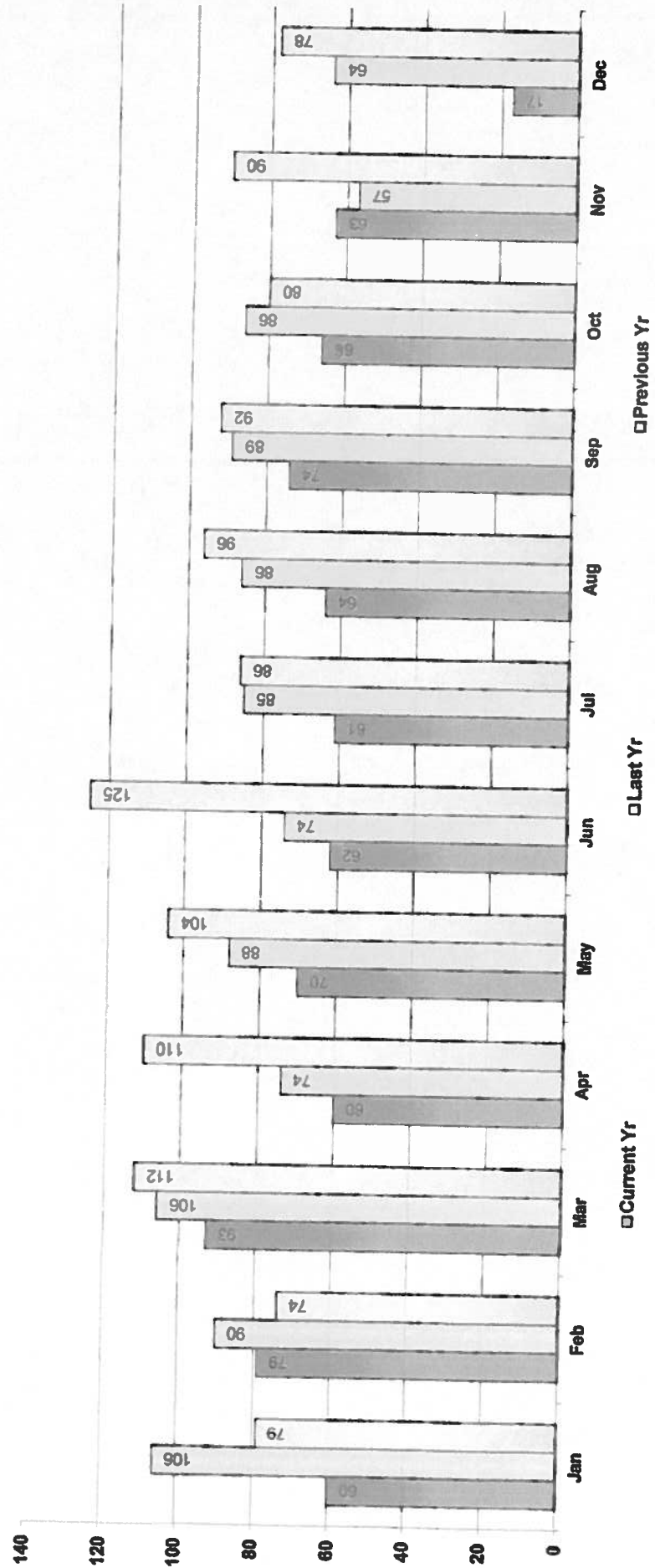
**Seabrook Police Department
Total Calls-For-Service
As Of December 9, 2013**



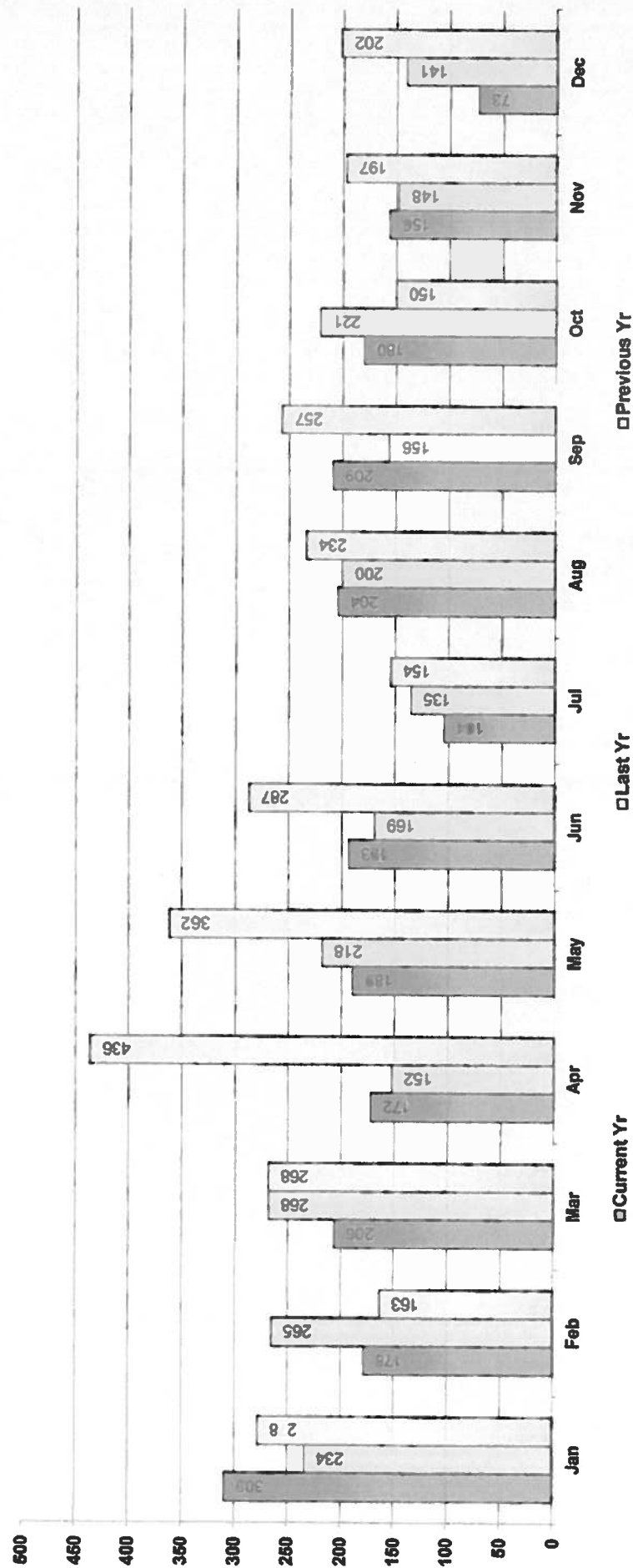
**Seabrook Police Department
ALL PART-I OFFENSES
As Of December 9, 2013**



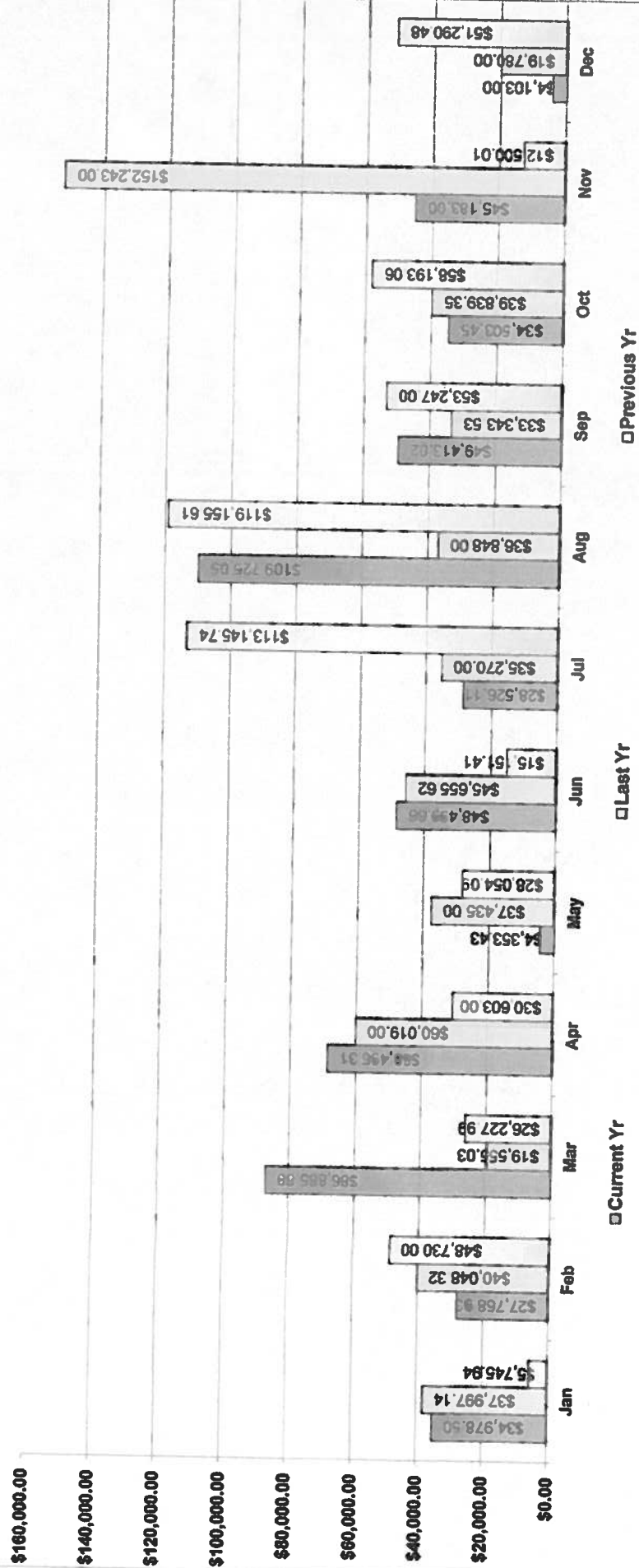
**Seabrook Police Department
Total Arrests
As Of December 9, 2013**



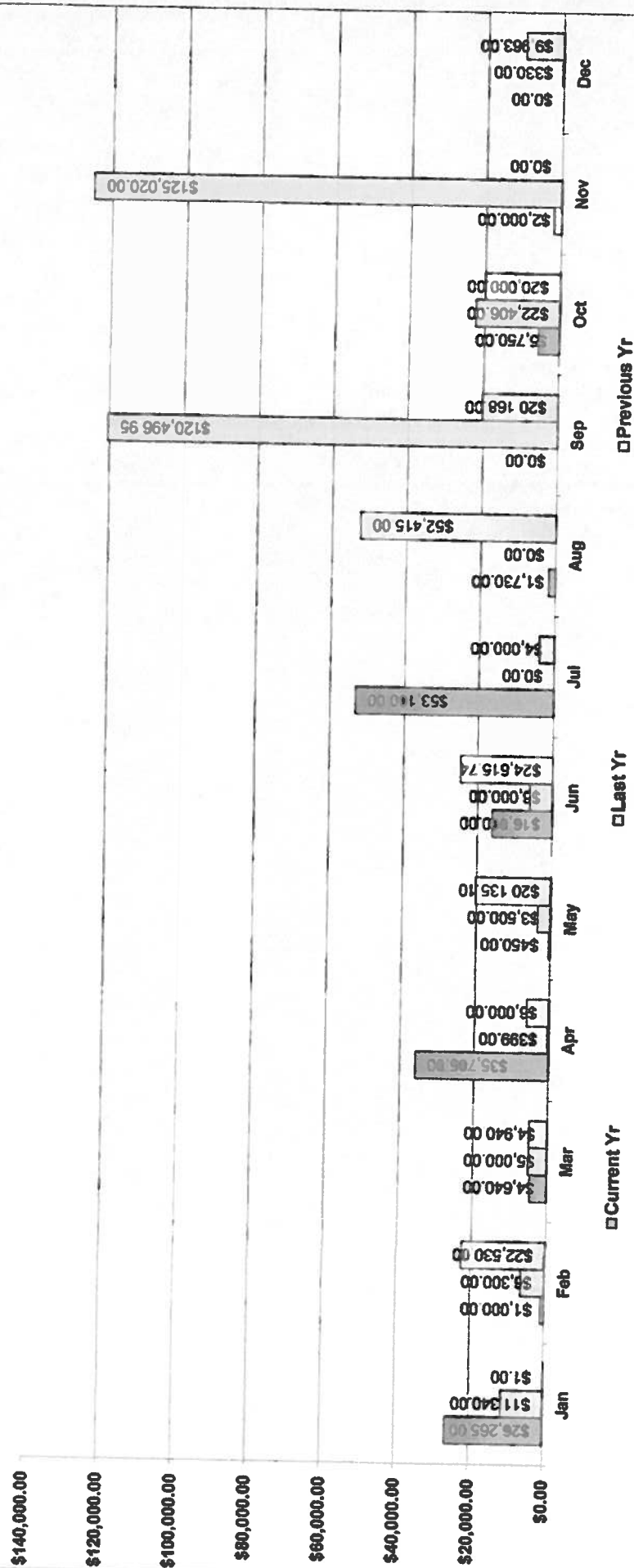
**Seabrook Police Department
Total Traffic Tickets
As Of December 9, 2013**



Seabrook Police Department
Stolen Property Value
As Of December 9, 2013



**Seabrook Police Department
Recovered Property Value
As Of December 9, 2013**



SEABROOK POLICE DEPARTMENT

DETECTIVE ACTIVITY REPORT

11/1/2013 Through 11/30/2013

Selected Investigators	Previously Assigned Cases Carried Over (Active / Pending)	Cases Assigned This Period	Case Status Change This Period													Stolen Property Recovered (Value)	Supplements Submitted
			Cleared						Inactivated			Closed/Unf.		Active/Warrant/Pending Cases Continuing			
			Cleared Exceptionally	Cleared By Arrest / Charges	Class-C Filed	Class A/B Filed	Felonies Filed	Total Charges Filed	Total Cases Cleared	% Of Assigned Cases Cleared	Total Cases Suspended / Open Not Active	% Of Assigned Cases Suspended	Total Cases Closed or Unfounded		% Of Assigned Cases Closed		
Department Totals:	196	81	5	1	10	23	11	44	6	7.4%	3	3.7%	45	55.6%	\$4,640	59	
Sel. Investigator's Totals:	190	81	5	1	10	23	11	44	6	7.4%	3	3.7%	45	55.6%	\$4,640	49	
Sel. Investigator's Avg:	27.1	11.6	0.7	0.1	1.4	3.3	1.6	6.3	0.9	7.4%	0.4	3.7%	6.4	55.6%	\$663	7.0	
Imbrie, David	27	19	0	0	5	1	1	7	0	0.0%	0	0.0%	4	21.1%	\$0	18	
Morris, Clinton	44	7	2	0	0	0	0	0	2	28.6%	1	14.3%	2	28.6%	\$0	9	
Breeding, Ross	22	10	1	0	0	0	0	0	1	10.0%	0	0.0%	5	50.0%	\$0	11	
Pickell, Michael	14	5	0	0	1	5	2	8	0	0.0%	0	0.0%	1	20.0%	\$0	0	
Warner, Robert	40	8	2	1	0	0	1	1	3	37.5%	2	25.0%	0	0.0%	\$0	11	
Bryant, Hulen	11	0	0	0	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	\$4,640	0	
Patrol	32	32	0	0	4	17	7	28	0	0.0%	0	0.0%	33	103.1%	\$0	0	

CLEMC REPORT
Seabrook Stats Report NOV13

	Sep-13	Oct-13	Oct-13	3 Month Total
Allergic Reaction	1	0	1	2
Assist by EMS	5	3	3	11
Attempted Suicide	2	1	2	5
Breathing problems	2	4	5	11
Choking	0	0	0	0
CPR	1	0	0	1
CVA	3	1	0	4
Death Investigation	0	0	0	0
Diabetic	0	2	2	4
Drowning	0	0	0	0
Heart problems/pain	7	8	6	21
Injured person	21	22	11	54
Major Accident	0	0	0	0
Medical Alert Alarm	0	3	0	3
OB Baby Call	0	0	0	0
Overdose	4	0	0	4
Seizure	2	8	1	11
Sick Call	27	13	18	58
Trauma Gunshot/Stabbing	0	0	0	0
fire stand-by	0	0	0	0
Unconscious	3	3	4	10
Total	78	68	53	199

Response Time

4Min56Sec

4Min35Sec

4Min15Sec

Average Response Time
4Min36Sec

Last Year Same Time Period

	Aug-12	Sep-12	Oct-12	3 Month Total
Allergic Reaction	2	1	1	4
Assist by EMS	3	1	3	7
Attempted Suicide	0	2	1	3
Breathing problems	4	4	6	14
Choking	0	2	0	2
CPR	0	0	0	0
CVA	1	0	2	3
Death Investigation	0	0	0	0
Diabetic	1	0	1	2
Drowning	0	0	0	0
Heart problems/pain	11	6	6	23
Injured person	15	20	19	54
Major Accident	0	0	0	0
Medical Alert Alarm	2	0	1	3
OB Baby Call	0	0	0	0
Overdose	1	2	1	4
Seizure	2	1	1	4
Sick Call	15	26	20	61
Trauma Gunshot/Stabbing	0	0	0	0
fire stand-by	0	0	0	0
Unconscious	3	5	2	10
Total	60	70	64	194

Average Response Time

Response Time

4Min50Sec

4Min52Sec

4Min58Sec

4Min52Sec

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

	THIS MONTH	THIS MONTH LAST YEAR	YEAR TO DATE	YEAR TO DATE LAST YEAR
Dogs and Cats Picked Up	11	19	33	40
Wildlife: Deceased & Alive	09	07	23	13
Animals Adopted Out	01	01	02	05
Animals Returned to Owners From Shelter	02	03	06	06
Animals Returned to Owners on the Street	04	10	5	21
Animals Destroyed	01	02	13	10
Rabid Animals Verified	00	00	00	00
Complaints Received by Residents	43	56	95	120
Revenue: Pound Fees	\$140.00	\$208.00	\$210.00	\$232.00
Animal Bites Reported	00	01	02	01
Citations Issued	13	Brazos	15	Brazos

Humane Officer D.MARSHALL

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2013} And {11/30/2013}
and District = "1"

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
13-0000554	11/03/2013	10:26:52	11/03/2013	10:31:26	1		00:04:34
Average Response Time for District/Incident Type							00:04:34
154 Dumpster or other outside trash receptacle fire							
13-0000591	11/30/2013	14:13:32	11/30/2013	14:18:20	1	2	00:04:48
Average Response Time for District/Incident Type							00:04:48
311 Medical assist, assist EMS crew							
13-0000551	11/01/2013	02:28:50	11/01/2013	02:34:30	1	3	00:05:40
13-0000552	11/01/2013	10:45:27	11/01/2013	10:48:13	1	1	00:02:46
13-0000553	11/02/2013	14:48:05	11/02/2013	14:51:02	1	1	00:02:57
13-0000555	11/03/2013	15:49:37	11/03/2013	15:52:43	1	2	00:03:06
13-0000557	11/04/2013	15:02:00	11/04/2013	15:08:00	1	1	00:06:00
13-0000558	11/06/2013	06:50:10	11/06/2013	06:55:41	1	1	00:05:31
13-0000563	11/10/2013	15:49:55	11/10/2013	15:53:54	1	2	00:03:59
13-0000567	11/13/2013	11:50:38	11/13/2013	11:54:45	1	1	00:04:07
13-0000568	11/13/2013	13:03:37	11/13/2013	13:07:55	1	1	00:04:18
13-0000578	11/21/2013	07:17:48	11/21/2013	07:23:03	1	1	00:05:15
13-0000583	11/24/2013	07:03:56	11/24/2013	07:10:10	1	1	00:06:14
13-0000584	11/25/2013	09:49:01	11/25/2013	09:56:09	1	1	00:07:08
13-0000587	11/25/2013	20:54:29	11/25/2013	20:57:00	1	2	00:02:31
13-0000589	11/27/2013	23:04:43	11/27/2013	23:10:22	1	3	00:05:39
13-0000590	11/28/2013	04:01:58	11/28/2013	04:04:56	1	3	00:02:58
Average Response Time for District/Incident Type							00:04:33
321 EMS call, excluding vehicle accident with injury							
13-0000582	11/24/2013	01:12:00	11/24/2013	01:21:00	1	3	00:09:00
Average Response Time for District/Incident Type							00:09:00
323 Motor vehicle/pedestrian accident (MV Ped)							
13-0000559	11/06/2013	07:20:57	11/06/2013	07:25:07	1	1	00:04:10
Average Response Time for District/Incident Type							00:04:10
324 Motor Vehicle Accident with no injuries							
13-0000576	11/19/2013	20:50:22	11/19/2013	20:54:14	1	2	00:03:52
Average Response Time for District/Incident Type							00:03:52
441 Heat from short circuit (wiring), defective/worn							
13-0000586	11/25/2013	12:43:30	11/25/2013	12:58:33	1	1	00:15:03
Average Response Time for District/Incident Type							00:15:03
444 Power line down							
13-0000564	11/11/2013	17:12:27	11/11/2013	17:20:28	1	2	00:08:01
Average Response Time for District/Incident Type							00:08:01
463 Vehicle accident, general cleanup							
13-0000570	11/15/2013	20:35:15	11/15/2013	20:40:35	1	2	00:05:20
Average Response Time for District/Incident Type							00:05:20

Seabrook

City of Seabrook Monthly Statistics
Alarm Date Between {11/01/2013} And {11/30/2013}
and District = "1"

1 Seabrook

Incident	Alarm Date & Time	Arrival Date & Time	Stn	Shift	Response Time
500 Service Call, other					
13-0000572	11/16/2013 22:51:34	11/16/2013 22:56:51	1	2	00:05:17
Average Response Time for District/Incident Type					00:05:17
551 Assist police or other governmental agency					
13-0000575	11/19/2013 03:21:46	11/19/2013 03:33:59	1	3	00:12:13
Average Response Time for District/Incident Type					00:12:13
6221 No Incident found dispatched in error					
13-0000560	11/06/2013 07:31:48	11/06/2013 07:34:44			00:02:56
Average Response Time for District/Incident Type					00:02:56
651 Smoke scare, odor of smoke					
13-0000585	11/25/2013 11:35:57	11/25/2013 11:38:32	1	1	00:02:35
13-0000588	11/27/2013 01:08:46	11/27/2013 01:15:56	1	3	00:07:10
Average Response Time for District/Incident Type					00:04:53
743 Smoke detector activation, no fire - unintentional					
13-0000562	11/10/2013 12:28:29	11/10/2013 12:31:30	1	1	00:03:01
Average Response Time for District/Incident Type					00:03:01
744 Detector activation, no fire - unintentional					
13-0000565	11/11/2013 17:39:08	11/11/2013 17:44:29	1	N	00:05:21
Average Response Time for District/Incident Type					00:05:21
Overall Average Response Time for District					00:05:23

Total Incident Count: 30

Overall Average Response Time: 00:05:23

Seabrook

City of Seabrook Monthly Statistics

**Alarm Date Between {11/01/2013} And {11/30/2013}
and District = "1"**

Total Number of Incidents	33	Total Number of Responding Personnel	187
Average Turnout per Incident	6		

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2013} And {11/30/2013}
and District = "1"

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
	1	3.03%	\$0	0.00%
	1	3.03%	\$0	0.00%
1 Fire				
154 Dumpster or other outside trash receptacle	1	3.03%	\$0	0.00%
	1	3.03%	\$0	0.00%
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	15	45.45%	\$0	0.00%
321 EMS call, excluding vehicle accident with	1	3.03%	\$0	0.00%
323 Motor vehicle/pedestrian accident (MV Ped)	1	3.03%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	1	3.03%	\$0	0.00%
	18	54.54%	\$0	0.00%
4 Hazardous Condition (No Fire)				
441 Heat from short circuit (wiring),	1	3.03%	\$0	0.00%
444 Power line down	1	3.03%	\$0	0.00%
463 Vehicle accident, general cleanup	1	3.03%	\$0	0.00%
	3	9.09%	\$0	0.00%
5 Service Call				
500 Service Call, other	1	3.03%	\$0	0.00%
551 Assist police or other governmental agency	1	3.03%	\$0	0.00%
	2	6.06%	\$0	0.00%
6 Good Intent Call				
611 Dispatched & cancelled en route	3	9.09%	\$0	0.00%
6221 No Incident found dispatched in error	1	3.03%	\$0	0.00%
651 Smoke scare, odor of smoke	2	6.06%	\$0	0.00%
	6	18.18%	\$0	0.00%
7 False Alarm & False Call				
743 Smoke detector activation, no fire -	1	3.03%	\$0	0.00%
744 Detector activation, no fire -	1	3.03%	\$0	0.00%

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2013} And {11/30/2013}
and District = "1"

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
7 False Alarm & False Call	2	6.06%	\$0	0.00%

Total Incident Count: 33

Total Est Loss: \$0

**City Council & P&Z Commission
Joint Special Meeting of November 19, 2013
Page 1**

The City Council and the Planning and Zoning Commission of the City of Seabrook met in special joint session on Tuesday, November 19, 2013 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	COUNCIL PLACE NO. 3
DON HOLBROOK	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	MAYOR PRO TEM & COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

MICHAEL POTTS	CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
BUDDY HAMMANN	VICE-CHAIR
BOLIVAR F. LEWIS, III (absent)	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER

STAFF

GAYLE COOK	INTERIM CITY MANAGER
MICHELE L. GLASER	CITY SECRETARY
ALESIA HAMMOCK	P&Z COMMISSION SECRETARY
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
STEVEN L. WEATHERED	CITY ATTORNEY

Mayor Royal requested that Chairman Potts conduct the meeting. Chairman Potts called the meeting to order at 6:00 p.m., declaring a quorum was present. He then read the rules for the conduct of a public hearing.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

2.0 SPECIFIC PUBLIC HEARING(S)

2.1 Request for preliminary approval of a Planned Unit Development (PUD) to create “The Commons at Seabrook”, a 14.734-acre, 416 unit, luxury apartment complex, 6.58 acres of retail development and 1.295 acres for the construction of a public street. (Applicant)

Applicant: WMF Investments/Western Rim Development

City Council & P&Z Commission
Joint Special Meeting of November 19, 2013
Page 2

Legal Description: TR 21E 1803.08 ft of Lots 19, 20 & adj.93.13 ft of Lot 21, Ruggles West, of Harris County, Texas. The property lies east of SH 146, due north of Seabrook Circle and south of Bayview.

Bill Friedrichs, Jr., Kirby Drive, owner of the property, stated that the project is mixed use of apartments and commercial and gave the following information. The apartments are similar to high-end developments in the Galleria, Midtown and Medical Center. He is currently talking to various commercial companies including Walgreens, TGI Fridays, Starbucks, Jack in the Box and Valero to occupy the commercial pads which will be available for sale and for lease. The project is estimated to take 18 months to construct and is designed to increase sales tax revenue by \$1,250,000. The multi-family development is an enticement to commercial properties and access to commercial uses will entice renters.

Matthew Hales, Western Rim Development, Grand Prairie, presented the following information about the apartments. Western Rim builds luxurious apartments in suburban locations with good schools and demographics. Currently Western Rim has 16 apartment communities under construction including a San Antonio apartment complex which is the only apartment complex permitted in a PGA development. Western Rim apartments cater to the renter by choice, who requires high end living. These residents have an average income over \$100,000 annually, invest in the community in which they live and tend not to be transient. Western Rim invests, develops, builds and manages its apartment communities which are normally owned for 10+ years.

The proposed apartments in Seabrook will be five stories including ground floor parking under the units. Units are fully sprinkled with 9-foot ceilings on Floors 1-3 and 10-foot ceilings on the top floor. High-end finishes will be used in all units including stained, colored and waxed concrete floors, oversized granite countertops, tall Jacuzzi tubs and separate walk in showers in the master suites, 42-inch kitchen cabinets, and walk in closets, sound insulation, and large balconies. Common amenities will include a modern clubhouse with a 24-hour fitness facility, business center, game room, Wi-Fi lounge, concierge service and tanning rooms. There will be an outdoor fireplace and grills with seating areas, a 150-foot long swimming pool with a tanning deck and walking/jogging trails. There will be 1.75 parking spaces per unit and controlled outside lighting. Photos of proposed signage were shown. The assessed value of the apartment community is \$40,000,000 which will create \$260,000 in annual revenue to city. All sales taxes for construction materials will be allotted to the City of Seabrook.

Items discussed by the Commission and Council included:

The developer is requesting a building height of 59-1/2 feet which is above the normal 40 foot height allowed in the zoning ordinance.

There is no calculation as to the percentage of building space to total space. Mr. Landis stated that a minimum of 20 percent open space is required for PUD's and the percentage will be documented in the final documents.

City Council & P&Z Commission
Joint Special Meeting of November 19, 2013
Page 3

83 In the PUD document, commercial development to be allowed includes C-3 uses. Mr.
84 Friedrichs stated that he has no objection to restricting the uses to C-2 instead of C-3.

85 Section 1, Tab 2 stated that phasing of the development schedule depends on market response,
86 which is indefinite. Mayor Royal asked if the city could demand that the properties be listed
87 on the MLS and if the city could control signage. Mr. Weathered stated that both could be
88 provided for in the document.

89 Detention ponds are sized for development and must be approved by TxDOT. There is no
90 indication as to whether the ponds will be aerated.

91 The road between the commercial development and the residential development will be a
92 public road. Calculation of emergency access will be required.

93 Details concerning the apartment features and finishes are to be enumerated in the PUD.

94 From the audience, Dr. Aquino, owner of a business south of the PUD stated that he is
95 concerned that the apartments would be sold and become low rent properties. He also stated
96 that there have been drainage issues on the property.

97 Mr. Landis stated that the features required in the PUD document will have to be built and
98 cannot be substituted for a lesser development. He also stated that drainage is to be dictated
99 and approved by TxDOT. The proposed widening of SH 146 will not impact the PUD.

100 There were no other comments.

101 Upon motion, Chairman Potts adjourned the public hearing and special joint meeting at 6:55
102 p.m.

103 Approved by the Planning and Zoning Commission on the 17th day of December 2013.
104
105
106
107

Michael Potts, Chairman

108 Approved by the City Council on the 17th day of December 2013.
109
110
111
112
113
114

Glenn R. Royal, Mayor

Michele L. Glaser, TRMC
115 City Secretary
116

Seabrook City Council Regular Meeting
Minutes of December 3, 2013
Page 1

The City Council of the City of Seabrook met in regular session on Tuesday, December 3, 2013 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

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

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

1.0 PRESENTATIONS

1.1 Update by Olga Rodriguez from the Port of Houston Authority on the activities with the Bayport Cruise Terminal. (Cook)

Olga Rodriquez, Managing Director of Special Projects for the Port of Houston Authority, gave an update on activity generated from new cruises originating and ending at Bayport which are sailing at 90 percent capacity. The visitor information kiosk is operational and contains information from the cities of Seabrook, Kemah, Convention and Visitors Bureau. Mayor Royal asked for more directional signs leaving the port for travelers and the ship's staff. Councilor Davis recommended that Seabrook coupon books be distributed to travelers and staff.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Ron Marsh, Mija Lane asked if Council members had any questions about proposed changes to the golf cart ordinance. Bill Ferguson and Phillip Mineux, Mija Lane, spoke in favor of allowing golf carts on streets with a maximum speed of 35 miles per hour.

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

Councilor Giangrosso announced several upcoming city events.

Seabrook City Council Regular Meeting
Minutes of December 3, 2013
Page 2

47 **3.0 CONSENT AGENDA**

48
49 **3.1 Approve appointment of Sean Landis as the Acting City Manager, in accordance with**
50 **the Seabrook City Charter, Section 3.05. (Cook)**

51
52 **3.2 Approve excused absence for Councilor Laura Davis for the December 17, 2013**
53 **meeting. (Glaser)**

54
55 **3.3 Approve minutes of the November 19, 2013 City Council meeting. (Glaser)**
56

57 **3.4 Removed from the Consent Agenda by Mr. Weathered.**
58

59 Motion was made by Councilor Llorente and seconded by Councilor Johnson
60

61 To approve the Consent Agenda with the exception of Item 3.4.
62

63 MOTION CARRIED BY UNANIMOUS CONSENT.
64

65 **END OF CONSENT AGENDA**
66

67 **3.4 Approve second and final reading of proposed Ordinance No. 2013-25,"Regulation of**
68 **Peddlers Itinerant Vendors, Hawkers, Solicitors and Canvassers." (Davis)**
69

70 AN ORDINANCE AMENDING THE SEABROOK CITY CODE, CHAPTER 22,
71 "BUSINESSES," ARTICLE III. "PEDDLERS AND SOLICITORS" BY DELETING THE
72 EXISTING ARTICLE IN ITS ENTIRETY AND REPLACING WITH NEW PROVISIONS
73 UNDER THE SAME CHAPTER, REVISING THE TITLE [NAME] OF ARTICLE III. TO
74 "PEDDLERS, ITINERANT VENDORS, HAWKERS, SOLICITORS, AND
75 CANVASSERS" TO UPDATE SUCH PROVISIONS RELATING TO SUCH PERSONS,
76 ESTABLISHING PROTECTIONS FOR HOMEOWNERS DESIRING TO AVOID
77 PEDDLERS, SOLICITORS AND CANVASSERS, REGULATING HANDBILLS AND
78 ITINERANT VENDORS; PROVIDING A PENALTY IN AN AMOUNT OF \$500, OR THE
79 MAXIMUM AMOUNT PROVIDED BY LAW FOR VIOLATION OF ANY PROVISION
80 HEREOF BY INCLUSION IN THE CODE; REPEALING ALL ORDINANCES OR PARTS
81 OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
82 SEVERABILITY; AND PROVIDING FOR NOTICE.
83

84 Mr. Weathered asked for council input, especially concerning the new section pertaining to
85 itinerant vendors.
86

87 Mrs. Glaser stated that the permit duration for itinerant vendors of not less than 5 or more
88 than 45 days did not match the zoning ordinance's duration of no more than 72 consecutive
89 hours, no more often than every 90 days. Mr. Landis stated that he favored the duration
90 allowed in the zoning ordinance.

91 Mr. Holbrook recommended prohibiting of peddlers/ itinerant vendors on NASA Parkway
92 and SH 146 for safety reasons.

Seabrook City Council Regular Meeting
Minutes of December 3, 2013
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Councilor Davis asked for clarification of Section 22-81, (D) (1) which states, "The city will exempt an itinerant vendor from zoning provisions where the proposed location of the temporary business is an improved property that contains an active institutional use, such as a church or school."

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To direct the city attorney to work with staff to return an amended ordinance to City Council for consideration.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.0 NEW BUSINESS

4.1 Consider approval of agreement with Anderson Advertising & Design for production of 2014 "Community Coupon Booklet" in an amount not to exceed \$12,311.02. This is a budgeted item through EDC and was approved at the November 20, 2013 EDC meeting. (Chavez)

Motion was made by Councilor Giangrosso and seconded by Councilor Davis

To approve the agreement as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Update on progress of transportation alternatives to and from Seabrook hotels and the Cruise Terminal. (Holbrook)

Mrs. Cook presented a report containing information from local hotels.

Council members discussed whether providing transportation was feasible for the city and also the uncertainty of the cruise ship business at Bayport.

Motion was made by Councilor Kolupski and seconded by Councilor Llorente

To table this item for review in six month's time.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Consider revisions to golf cart regulations. (Llorente)

Seabrook City Council Regular Meeting
Minutes of December 3, 2013
Page 4

Councilors Davis and Kolupski explained the intensive review that took place in 2010 before passage of the current regulations. Councilor Davis stated that the opinion of the police department at that time was to allow operation of golf carts only on streets with speed limits of 25 M.P.H. or lower. Captain Wright stated that he did not see any change in information or circumstances since passage.

Motion was made by Councilor Kolupski and seconded by Councilor Davis

To keep the golf cart ordinance as is.

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

MOTION CARRIED BY MAJORITY VOTE.

4.4 Update of possible solutions for vehicles on SH 146 attempting to turn left where there is no traffic signal. (Holbrook)

Mrs. Cook presented a written report from the police department. In addition to directional signs, Council members discussed various traffic management systems such "no left turn" signs painted on the roadway, traffic buttons and rumble strips.

Motion was made by Councilor Holbrook and seconded by Councilor Giangrosso

To direct city staff to contact TxDOT about implementing traffic management systems.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

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

Mayor Royal asked that a new action item be added to allow for updates in the status of the SH 146 widening/improvements.

Councilor Holbrook asked that Item 22, "Options to reduce sound from Carothers to other properties" be place on the January 7, 2014 agenda.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve the Action Items Checklist with the changes discussed tonight.

MOTION CARRIED BY UNANIMOUS CONSENT.

Seabrook City Council Regular Meeting
Minutes of December 3, 2013
Page 5

5.2 Establish future meeting dates and agenda items, including determining a quorum for a special joint public hearing to be held with the Planning & Zoning Commission on December 17, 2013 at 6:00 p.m. (Council)

All council members, except Councilor Davis, stated that they would be able to attend the December 17, 2013 meeting.

Upon motion, Mayor Royal adjourned the meeting at 8:34 p.m.

Approved this 17th day of December 2013.

Glenn R. Royal, Mayor

Michele L. Glaser, TRMC
City Secretary



**CITY
OF
SEABROOK**

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, DECEMBER 17, 2013

Submitter/Requestor: Cook

Date Submitted: 12/9/2013 6:15:39 PM

Presenter:

Description/Subject:

Consider/approve the Scope of Work for the Water and Sewer Rate Study with Atkins North America, Inc. in an amount not to exceed \$25,000. This is a budgeted item.

Purpose/Need: NA

Background/Issue(What prompted this need):

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

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

Scope of Work

Fiscal Impact:	Budgeted	Yes	Finance Officer Review:
	Budget Amendment Required	Yes	
	Future/Ongoing Impact	Yes	

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

Agenda Language:

Consider/approve the Scope of Work for the Water and Sewer Rate Study with Atkins North America, Inc. in an amount not to exceed \$25,000. This is a budgeted item. (Cook)

City Manager Review:

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

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



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San Diego, California 92130

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Fax: +1.858.259.0741

www.atkinsglobal.com/northamerica

Scope of Work

DATE: November 22, 2013

TO: Cobb, Fendley, & Associates, Inc.
Brad, Matlock, P.E.

FROM: Atkins North America, Inc.
Karyn Keese, Project Manager

SUBJECT: City of Seabrook, Texas Water and Sewer Rate Update

Atkins is pleased to submit the following scope of work to perform a water and sewer rate update for the City of Seabrook. Our proposed scope of work is as follows:

Initial Data Collection and Project Management – We will begin the study with a telephonic kick-off meeting with the City's designated Project Manager and other staff, as appropriate, to review the scope of work, identify key issues or concerns, introduce consultants and staff, and discuss the project schedule. This is the time during the study when any potentially significant issues or concerns not previously discussed should be brought to our attention. Such issues may include refinement of rate alternatives for various customer classifications; parameters for basis of rates (e.g., winter water averaging; conservation impacts, emergency provisions, availability of supply, etc.); financing for capital projects; escalation of operation and maintenance costs; or other issues that may arise.

During the kick-off meeting we will review customer and financial information that will be required to complete the study. This data will begin the process of developing an understanding of the City's current financial situation, operating and capital budgets, and master plan. Rates must reflect the utility's operation and maintenance costs, as well as capital costs (debt and other revenues, such as impact fees, also come into play). The utility's current policies and procedures and regulatory requirements must also be taken into consideration, as they affect operations, capital projects, revenue program requirements, and rates structures.



Identify and Evaluate Customer and Water Use Characteristic – We will examine current user classifications, and summarize the current number of customers by customer class and service provided. Water use data will be extremely valuable for the "detailed by customer" water use analyses. As a part of this task, we will also perform a "system balance" analysis to compare total water produced to total water sold, as well as sewer plant flows to ensure that the water consumption data used to design the water and sewer rates is reasonable and that revenue requirements are not over or under-stated.

Cost Allocations – We will examine budget and cost data at the greatest level of detail available to allocate costs to customer, capacity, and commodity components. There are several approaches to cost allocation; however, water user rates will follow the guidelines set forth by the American Water Works Association (AWWA) and industry standards in Texas. Sewer rates will follow guidelines established for the industry by the Environmental Protection Agency. We will tailor the cost allocation approach to cost structures.

Using the annual revenue requirement for the utilities operations and maintenance as well as capital improvements, bonded debt, and environmental resource management, we will allocate identified costs to appropriate cost components using an agreed upon cost allocation methodology. Fixed and variable costs will be identified based on the level of detail available in the budget and accounting records. Fixed costs include both customer costs and capacity costs. The latter varies with the potential demand that a customer could place on the water system (as dictated by meter size). While some costs are clearly fixed or variable, many costs are semi-variable and do not clearly fall into one category. We will develop a consistent rationale for the treatment of these costs, and if necessary, examine the consequences of various allocations. Analyses performed will also consider identification of costs related to regulatory compliance, power consumption, as well as other components of capital, fixed, and variable costs.

Revenue Requirements – We will develop a five-year financial plan to support the City's prioritized capital improvement program and summarize project revenue streams. The financial plan will be based on the fiscal year 2014 operating budgets, capital improvement program, and existing debt service schedules (if any). The financial plan will also reflect non-rate revenue sources and financial policies. The financial plan will be critical to estimating rates for future years, and in ensuring that an equitable cost allocation between the customer classes is established. We will, therefore, review all financial plan assumptions and preliminary results with staff. Development of the financial plan will also address consideration of the capital improvement program and planning initiatives, including assessment of whether debt may be required in the future to support planning initiatives. Consideration will be given to establishing an appropriate funding source for replacement capital projects (e.g. depreciation, rolling average of



identified capital needs, etc.) to insure that long-term capital improvement/replacement projects for supply, treatment, and distribution/collection infrastructure can be performed on a timely basis.

Using the financial plan, we will then develop an estimate of the annual rate revenue requirements from FYEs 2015 to 2019. This is the amount of revenue that should be generated by the water and sewer rates (taking into consideration other revenues sources) for the budget years under consideration. We will compare current revenue requirements with projected rate revenue collections to ascertain the overall level of rate change that may be required.

It is not our intention to establish a budget for the City. Our objective with this task is to ascertain the amount of revenues that should be generated through the rates given the financial obligations of the City's utilities, with consideration for future needs and prudent financial management. If necessary, to facilitate minimizing the financial impact on any or all customer group(s) we will include a transition plan whereby changes in rates are phased in over a period of time.

Rate Review and Structure Design – The City currently has a water rate structure for single family and commercial users that incorporate a minimum bill based on the customer's meter size and a three-tier commodity charge. Multi-family and multi-metered commercial has a base charge per living unit and a two-tier commodity charge rate structure. The sewer rates for residential, multi-family and light commercial includes a minimum charge with a commodity charge per 1,000 gallons with a maximum of 14,000 gallons per month. Commercial users have a similar structure with a slightly higher commodity charge and no cap.

In discussions with City staff the current rate structure is working well and therefore major changes to either the water rate or sewer rate structures are not anticipated. However, if after the in-depth review of the City's customer's current water usage patterns we may recommend changes in such things as tier breakpoints. However, changes will not be recommended just for change sake.

Final Report – Following completion of the cost of service, rate design and five-year planning process, we will prepare a draft letter report on the rate study and recommendations. The report will incorporate the issues addressed during the study, and document all detailed rate calculations. In addition, it will include an implementation and phasing plan. This report will be concise with separate technical appendices. Once City staff has reviewed the draft, we will prepare the final report based on input received.



Optional Services

Council Workshop(s) and/or Public Involvement – An important part of this engagement could be to conduct a series of workshops with the City Council and/or other interested stakeholders. We have extensive experience in this type of rate setting workshop. We have conducted numerous similar workshops for a wide variety of clients in a variety of settings.

We have prepared our work plan assuming that one workshop will be performed. Costs for any additional workshops, if they are needed or if the City would like to modify the scope, can be included on a time and expense basis. The workshop(s) will serve several purposes, including:

- Educate and inform the citizens and City Council on rate setting practices, the utilities revenue requirements, and applicability to the City.
- Identify and prioritize rate setting and revenue objectives and policy goals.
- Develop an understanding of the usefulness and limitations of available data.
- Develop and evaluate a cost-of-service methodology that meets the City's needs.
- Build consensus for the need for rate structure changes and/or rate adjustments.

We propose to perform this study for a lump sum fee of \$25,000 including all labor and direct expenses. We will use our 2005 billing rate of \$196 per hour and direct expenses will be at actual expenses without mark-up. We are aware that the City would like this study completed quickly and we propose to provide the City with a draft report within two months after we have received all necessary data.

If this proposal meets with the City's and your acceptance please provide us with a notice to proceed which should reference this scope of work and cite the contract dollar amount. This will allow us to start the project while all the final contractual details are worked out.

Please feel free to contact me at 858.514.1008 (my office direct number) or my cell phone which is 619.733.8876 if you have any questions or require modifications to this proposal. I am looking forward to working with you and the City of this exciting project.



**CITY
OF
SEABROOK**

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, DECEMBER 17, 2013

Submitter/Requestor: Water Department Date Submitted: 12/9/2013 3:16:15 PM

Presenter: Keven Padgett

Description/Subject:

Approve proposed Ordinance No. 2013-26, Remove the amounts for various utility department charges from the Code so that such charges can be approved by resolution. The resolution will be on the January 7, 2014 agenda at the same time as the second reading of this ordinance.

Purpose/Need: NA

Background/Issue(What prompted this need):

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

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

Ordinance No. 2013-26

Utility Fees Comparison Chart

Fiscal Impact:	Budgeted	Yes	Finance Review:	Officer
	Budget Amendment Required	Yes		
	Future/Ongoing Impact	Yes		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

New Business

Suggested Motion:

Agenda Language:

Consider first reading of proposed Ordinance No. 2013-26, "Amend Types of Utility Charges and Establish Such Charges by Resolution." (Padgett/Lab)

AN ORDINANCE AMENDING ORDINANCE NO. 2007-19 AND CHAPTER 95, DIVISION 2 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS UPDATING AND REVISING PROVISIONS RELATED TO UTILITY METERS, DAMAGE TO CITY EQUIPMENT, DEPOSITS, LIENS, AND ENFORCEMENT, REMOVING CERTAIN CURRENT CHARGES FOR UTILITY USE FROM THE CODE, PROVIDING THAT ALL SUCH FUTURE UTILITY CHARGES SHALL BE ESTABLISHED BY RESOLUTION; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR ANY VIOLATION 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.

City Manager Review:

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

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

**ORDINANCE NO. 2013-26
AMEND TYPES OF UTILITY CHARGES AND
ESTABLISH SUCH CHARGES BY RESOLUTION**

AN ORDINANCE AMENDING ORDINANCE NO. 2007-19 AND CHAPTER 95, DIVISION 2 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS UPDATING AND REVISING PROVISIONS RELATED TO UTILITY METERS, DAMAGE TO CITY EQUIPMENT, DEPOSITS, LIENS, AND ENFORCEMENT, REMOVING CERTAIN CURRENT CHARGES FOR UTILITY USE FROM THE CODE, PROVIDING THAT ALL SUCH FUTURE UTILITY CHARGES SHALL BE ESTABLISHED BY RESOLUTION; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR ANY VIOLATION 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, Ordinance 2007-19 established revisions to Chapter 95, "Utilities", (Utilities Code), and the City Council of the City of Seabrook (City Council) now desires to update its provisions for regulation, specifically including rates and charges for the use of such; and

WHEREAS, in order to facilitate the assessment and update of utility use charges, related deposits, calculation of rates, late fees, and related use charges, the City desires to address these specific use charges from time to time by appropriate Resolution, by revising Utilities Code, Division 2, "Rates and Charges" for such purpose: and

WHEREAS, the City Council has studied the present provisions of the Code of Ordinances of the City of Seabrook and has determined the need to update and revise the provisions of the Utilities Code relative to meters, damage to city equipment, deposits, liens, and enforcement, as provided hereafter, to provide for the protection of the health, safety and welfare of the inhabitants of the City of Seabrook;

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

ARTICLE 1. AMENDMENT TO THE CODE.

Ordinance 2007-19 and the Code of Ordinances of the City of Seabrook, Chapter 95, "Utilities", Division 2, "Rates and Charges", Sections 95-51 through 95-57 shall be amended to read as follows:

"Section 95-51. Schedule Generally.

The rates and charges for certain services furnished by the city waterworks system shall be established from time to time by the city council by resolution. A

Ordinance No. 2013-26

Page 2

current schedule of such rates and charges shall be maintained on file in [of] the utility billing office [of the ~~city secretary~~].

Section 95-52. Due date.

Charges under this article shall be due and payable on or before the 15th day of each calendar month and shall be delinquent after the 15th day.

Section 95-53. Late charge; second notice.

Late Charge. In the event charges are not paid in full when due, an additional charge [of ten percent (10%) of the amount past due] established by resolution [and unpaid] shall be added to regular charges and collected with the regular charges.

Late Notice. On the 16th day of each month or the first working day following the 16th falling on Saturday, Sunday, or holiday, a late notice shall be sent to all delinquent customers whose accounts have not been paid by the 15th day of the month (or the first working day following the 15th falling on a Saturday, Sunday, or holiday). This notice shall include the [ten percent (10%)] late charge referred to above. Failure to send this late notice shall in no way affect the charges, the late charges, or their collectibility. The late notice shall apprise customers of the cut-off date, of the availability of an administrative procedure to consider any complaint of erroneous billing and shall inform customers of their opportunity to present any complaint to the City Manager of the City of Seabrook who is hereby empowered to review disputed bills and rectify error, if any.

Section 95-54. Service Cut-Off: Reconnection Charge.

In the event that the charges, late charges, or any part thereof, remain unpaid on the 25th day of the month in which they become delinquent [on a Saturday, Sunday or holiday,] the Public Utility Department or City Manager may, on the 26th day of said month, or the first working day following the 26th day, cause service to be disconnected until all amounts due have been paid in full as provided by law. Upon payment in full, the services shall be resumed, but only after the City has received a fee for reconnection of the service as established by resolution. [of \$25.00 during normal office hours, and a fee of \$50.00 after normal office hours.]

Section 95-55. Miscellaneous charges.

In the event that a customers' check is returned unpaid by his/her financial institution due to insufficient funds or any other circumstances affecting the checking account, a returned check fee [of \$25] shall be added to the regular charges.

In the event of unauthorized tampering of the water meter, a [\$15] tampering fee shall be added to the regular charges. In the event that a water meter must be pulled due to unauthorized tampering, a [\$10] meter pull fee shall be added to the regular charges. [All miscellaneous charges shall be collected with the regular charges.] Nothing in this

Ordinance No. 2013-26

Page 3

article shall preclude the city's pursuit of any and all other remedies allowed under civil or criminal law, or in equity, to address conditions which are treated herein, specifically including Section 95-58. Neither shall the city be required, nor prohibited, to issue criminal citations prescribed in this chapter.

A fee shall be charged to a customer requesting an audit of his or her meter. A fee shall also be charged per customer request for a meter re-read/high bill check, unless it is determined that the meter is not working correctly. All charges in this section shall be established by resolution.

Section 95-56. No free service.

No free water service shall be allowed or permitted, and, to the extent that the city and its departments, except for the city's waterworks system, shall avail themselves of the services of the city's waterworks system, they shall pay therefore the same rates charged to other customers.

Section 95-57. Meters required.

The waterworks system shall be operated on a fully metered basis to its customers, without exception. All water meters shall be tested for accuracy by the public utility department no later than five years after installation and shall be replaced no later than ten years after installation or as determined necessary by the city. The city shall assume the full cost of meter replacement except in cases of meter abuse by the customer in which case the customer will be charged with the full cost.

Section 95-58. Damage to equipment; trespass.

It shall be unlawful for any person, not having authority to do so, to open any water hydrant or tamper with any utility service furnished by the city to consumers or to in any other way molest, damage or trespass upon any equipment or premises belonging to the city connected with any utility service.

Section 95-59. Right of entry; search warrants.

Any authorized city official, agent or inspector shall have free access at any time to all premises supplied with any utility service by the city for the purpose of examination in order to protect the utility services, making improvements and repairs, and ensuring compliance with this article. If the city is refused access to a building, structure, or property, or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this article, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the city designed to verify compliance with this article or any permit or order issued hereunder, or to protect the overall public health, safety and welfare of the community, then the officer and/or control authority may seek issuance of a search warrant from an appropriate court.

Ordinance No. 2013-26

Page 4

Sec. 52-60. Deposits.

(a) General rule.

(1) All accounts must provide the city with a security deposit before receiving water service.

(2) Security deposits shall bear no interest and will be returned when the water service is discontinued if all bills have been paid and all other obligations met.

(3) Security deposits may be set at two (2) times the average bill for city services, unless service has been discontinued to a location for nonpayment.

(4) When service has been discontinued due to nonpayment, the new deposit, along with all associated fees for disconnection and prior amounts due, must be received prior to the restoration of service. A deposit for water service may be adjusted to four (4) times the amount of the highest bill when service has been discontinued to that location due to nonpayment.

Section 95-61. Lien

The City hereby imposes a lien against an owner's property, unless it is a homestead as protected by the Texas Constitution, for delinquent bills for municipal utility service to the property. The lien shall not apply to bills for service connected in a tenant's name after notice by the property owner to the municipality that the property is rental property. The lien shall not apply to bills for service connected in the tenant's name prior to the effective date of this ordinance. The lien shall be perfected by recording in the real property records where the property is located a notice of lien containing the legal description of the property and the utility's account number for delinquent charges. The lien may include penalties, interest, and collection costs. The lien is inferior to a bona fide mortgage lien recorded before the city lien in the real property records and is superior to all other liens."

SECTION 2. 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; continuing violations" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES.

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

Ordinance No. 2013-26
Page 5

189 adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not
190 affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof
191 other than the part declared to be invalid or unconstitutional; and the City Council of the
192 City of Seabrook, Texas, declares that it would have passed each every part of the same
193 notwithstanding the omission of any such part thus declared to be invalid or
194 unconstitutional, whether there be one or more parts.
195

196 **SECTION 4. NOTICE; EFFECTIVE DATE.**
197

198 The City Secretary shall give notice of the enactment of this Ordinance by
199 promptly publishing it or its descriptive caption and penalty after final passage in the
200 official newspaper of the City; the Ordinance to take effect upon publication.
201

202
203 PASSED on first reading on the 17th day of December 2013.
204

205 PASSED AND APPROVED on third and final reading on the 7th day of January 2014.
206
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210 _____
Glenn R. Royal, Mayor

211 ATTEST:
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215 _____
Michele Glaser, TRMC
216 City Secretary
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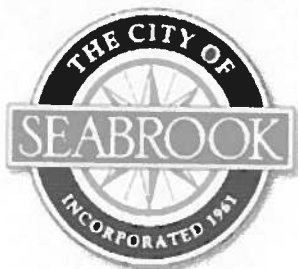
222 APPROVED AS TO FORM:
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224
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226 _____
Steven L. Weathered, City Attorney

2013 City Comparison Budget Survey

City	Owner	Deposit	Commercial	Residential	Water	Base Chg.	Bill by Meter	Includes Usage	Water Rate Per 1,000	Sewer Rate Per 1,000	Cap on Sewer	Garbage Rate	Recycle Service	Bill Multi-Family	Outside City Rates	Date	Impact Fee
Baytown	\$ 50.00	\$ 200.00	2 Mo. Avg.	2,000	\$ 2.30	\$ 9.95	Yes	2,000	\$ 2.30	\$ 3.32	\$ 12,000	\$ 19.01	Yes	Yes	Greater than Inside	10/1/2011	Yes
Beaumont	\$ 125.00	\$ 125.00	\$160 (min.)	1,000	\$ 3.85	\$ 7.22	Yes	1,000	\$ 3.85	\$ 4.03	Yes	\$ 15.00	Yes	No	1.5 Times	9/25/2012	Yes
Bryan	None	\$ 160.00	Indiv. Basis	None	\$ 2.78	\$ 8.31	No	None	\$ 2.78	\$ 3.76	No	\$ 14.09	Yes	Yes	1.5 Times	10/1/2009	No
College Station	None	\$30 - \$50	2 Mo. Avg.	None	Attached	Attached	Yes	None	\$ 2.28	\$ 4.27	No	\$ 14.40	Yes	No	1.25 Times	10/1/2012	No
Deer Park	\$ 100.00	\$ 100.00	Indiv. Basis	2,000	\$ 3.98	\$ 10.25	No	2,000	\$ 3.98	\$ 4.27	No	\$ -	No	Yes	1.25 Times	10/1/2012	No
Friendswood	\$ 100.00	\$ 100.00	2 Mo. Avg.	200 cu. ft.	\$ 2.80	\$ 15.00	Yes	2,000	\$ 2.80	\$ 2.80	\$117 Bldg	\$ 11.81	Yes	No	1.5 Times	11/1/2010	No
Galveston	\$ 75.00	\$ 75.00	2 Mo. Avg.	3,000	Attached	\$ 18.98	Yes	3,000	\$ 3.81	\$ 3.81	No	\$ 20.48	Yes	No	2 Times	5/1/2008	No
Jersey Village	\$ 90.00	\$ 125.00	2 Mo. Avg.	2,000	\$ 3.82	\$ 16.78	No	2,000	\$ 3.82	\$ 3.73	No	\$ 20.48	Yes	Yes	N/A	10/1/2012	No
League City	\$ 100.00	\$ 100.00	3 Mo. Avg.	1,000	Attached	\$3,750/18.95	Yes	1,000	\$ 5.90	\$ 3.00	\$ 35.00	\$ 16.70	Yes	Yes	1.5 Times	10/1/2011	No
Pasadena	\$ 125.00	\$ 160.00	2 Mo. Avg.	2,000	\$ 2.75	\$ 13.88	Yes	2,000	\$ 2.75	\$ 4.82	\$ 11,000	\$ 16.00	Yes	Yes	see below	11/1/2008	No
Port Arthur	\$ 100.00	\$ 225.00	2 Mo. Avg.	2,000	\$ 2.93	\$ 8.00	No	2,000	\$ 2.93	\$ 2.78	No	\$ 16.00	Yes	Yes	N/A	10/1/2011	No
Port Arthur	\$ 85.00	\$ 85.00	Est. 2 Mo. Bill	10,000	\$ 4.40	\$ 14.41	Yes	2,000	\$ 3.03	\$ 3.03	\$ 12,000	\$ 16.04	Yes	Yes	1.5 Times	10/1/2009	Yes
Sugarland	\$ 50.00	\$ 50.00	Indiv. Basis	3,000	\$ 1.95	\$ 12.55	Yes	2,000	\$ 4.04	\$ 4.04	No	\$ 19.49	Yes	No	1.5 Times + 1.5 Times	12/1/2011	No
Seabrook	\$100.00	\$100.00	3 Mo. Avg.	2,000	Attached	\$16.48/26.21	Yes	2,000	\$ 3.32	\$ 3.32	\$ 14,000	\$ 18.88	Yes	Yes	N/A	1/1/2012	Yes
Service Charges																	
Baytown	Connect	After Hrs.	Temporarily	Reconnect/	Tagging	Rereading	Reconnect/	Temporarily	Reconnect/	Temporarily	Reconnect/	Temporarily	Reconnect/	Temporarily	Reconnect/	Temporarily	Reconnect/
Beaumont	\$ 30.00	\$ 50.00	\$ -	\$ 35.00	\$ 25.00	\$ 10.00	\$ 35.00	\$ 25.00	\$ 35.00	\$ 25.00	\$ 10.00	\$ 35.00	\$ 25.00	\$ 35.00	\$ 25.00	\$ 10.00	\$ 35.00
Bryan	\$ 15.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
College Station	\$ 10.00	\$ 30.00	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deer Park	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Friendswood	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Galveston	\$ 15.00	\$ 40.00	\$ 75.00	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jersey Village	\$ 10.00	\$ 35.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 8.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 8.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 8.00	\$ 25.00
League City	\$ 15.00	\$ 30.00	\$ 35.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Pasadena	\$ 30.00	\$ 55.00	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pearland	\$ 30.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Port Arthur	\$ 15.00	\$ 15.00	\$ 15.00	\$ 25.00	\$ -	\$ 10.00	\$ 25.00	\$ -	\$ -	\$ 900.00	\$ 850.00	\$ 1,140.30	\$ 1,255.20	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Sugarland	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 900.00	\$ 850.00	\$ 1,140.30	\$ 1,255.20	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Seabrook	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 900.00	\$ 850.00	\$ 1,140.30	\$ 1,255.20	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Service Charges																	
Baytown	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX	YES - FAX
Beaumont	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes	YES - Email - No Changes
Deer Park	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email
Galveston	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email	NO CHANGES - email
La Porte	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email
League City	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email
Pasadena	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email	YES - Email

2:WynalBudget Survey other cities



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: December 17, 2013

Submitter/Requestor: Community Development

Date Submitted: December 9, 2013

Presenter: Sean Landis

Description/Subject:

Request for final approval of a Planned Unit Development (PUD) to create "The Commons at Seabrook." A 14.734 acre, 416 unit, luxury apartment complex, 6.58 acres of retail development and 1.295 acres for the construction of a public street by approval of proposed Ordinance No. 2013-23

Applicant:

WMF Investments/Western Rim Development

Legal Description:

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

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

Request: The applicant is requesting final approval of the aforementioned property to be granted a Planned Unit Development (PUD) Overlay.

Purpose/Need: Policy Issue ☒ Administrative Issue ☐

The purpose of final approval of the Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

Background/Issue (What prompted this need?):

The request for approval of a preliminary Planned Unit Development (PUD) "The Commons at Seabrook" was brought before the Planning and Zoning Commission and City Council at a joint public hearing on November 19, 2013.

Agenda Briefing Form
Page 2

Planning and Zoning Commission recommended approval of the Preliminary Planned Unit Development with the following recommended conditions:

1. C-2 uses in the commercial development.
2. Open Space calculations, including assumptions.
3. Detention Pond design details – dimension, landscape, and aeration.
4. Active marketing and signage for commercial property.
5. Defined scope and text – finish.
6. Construction detail for dumpster enclosures.
7. Tab 10: Phasing and Development Schedule – Remove 10% modification clause. Detailed schedule per ordinance.

City Council approved the Preliminary Planned Unit Development with the recommended conditions.

Impacted Parties (Expected/Notified):

Recommended Action:

Attachments:

Ordinance No. 2013-23

Inserts to Exhibit A. Final Planned Unit Development Plan, Titled "The Commons at Seabrook".

Ordinance No. _____

Planning & Zoning November 19, 2013 Draft Minutes.

Planning & Zoning November 19, 2013 Official Report to City Council.

Fiscal Impact: Budgeted _____ Yes _____ No
Budget Amendment Required _____ Yes _____ No
Future/Ongoing Impact _____ Yes _____ No

Finance Officer Review:

Budget Dept/Line Item Number N/A

Funding Comments:

N/A

Where on the agenda should this item be placed?

(i.e. Public Hearing, New Business, Old Business, Consent Agenda, Executive Session, etc.)

Joint Public Hearing & New Business

Suggested Motion: To approve first reading of proposed Ord. No. 2313-23.

City Manager Review:

☐ Approved as submitted

☐ Submitted for Council consideration without comment

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Agenda Briefing Form
Page 3

☐ Submitted for Council consideration with comments stated below:

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

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

Received and accepted by the City Secretary/Assistant _____ Yes _____

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

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

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**ORDINANCE NO. 2013-23
THE COMMONS AT SEABROOK
"PUD" (PLANNED UNIT DEVELOPMENT).**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 22.61 ACRES FROM A TRACT OF LAND OUT OF THE RUGGLES SUBDIVISION, "THE COMMONS AT SEABROOK," A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NUMBER 52, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-3" HEAVY COMMERCIAL DISTRICT TO PLANNED UNIT DEVELOPMENT "PUD," (CONSISTING OF 14.734 ACRES FOR A 416 UNIT APARTMENT COMPLEX, 6.58 ACRES FOR RETAIL DEVELOPMENT, AND 1.295 ACRES FOR A STREET); PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; 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.

WHEREAS, the owner, WMF Investments, Inc., ("Owner") and applicant Western Rim Property Services, Inc. ("collectively "Applicants") acting by and through duly authorized representatives have requested rezoning of property consisting of approximately 22.61 acres generally located north of Seabrook Circle and south of Bayview Drive within the City of Seabrook, the same to be divided for residential apartments, retail and construction of a public street and to be referred to as "The Commons at Seabrook," consisting of 3 tracts of land, with Tract 1, consisting of 14.734 acres, (designated for a 416 unit apartment complex), Tract 2, consisting of 6.580 acres, (designated for retail development), and Tract 3, consisting of 1.295 (designated for a public street), all being out of the 22.61 acres (984,835 square feet) tract or parcel of land out of the Ruggles Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris county, Texas, and being situated in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas said 22.61 acres tract also being the same tract called 22.6755 acres described in General Warranty Deed from Formosa Realty, LLC to WMF Investments, Inc. recorded under

Ordinance No. 2013-23
Page 2

Clerk's File Number 20070747438 of the Official Public Records of Real Property of Harris County, Texas; ("Property"), said 22.61 acres tract being more particularly described by metes and bounds in the attached "Exhibit A", which is incorporated by reference for all purposes; and

WHEREAS, Applicants have filed an application to rezone the Property from "C-3" (Heavy Commercial District) to "PUD" (Planned Unit Development) (mixed use) for the Property now identified as Tract 1 consisting of 14.734 acres designated for a 416 unit apartment complex, Tract 2 consisting of 6.580 acres designated for retail development, and Tract 3, consisting of 1.295, designated for a public street), as further depicted in "Exhibit A", which is incorporated by reference for all purposes; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council conducted a joint public hearing to consider approval of the preliminary plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval with conditions, which was thereafter approved by City Council on November 19, 2013 in accordance with the Seabrook Code of Ordinances ("Code"), Appendix A, Section 4.10.06; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council again conducted a joint public hearing to consider approval of the final PUD plan submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval, which was thereafter approved by City Council on December 17, 2013 in accordance with the Code, Appendix A, Section 4.10.06; and

WHEREAS, the subject hearings were duly called as provided by the laws of the State of Texas and Appendix A of the Code of Ordinances of the City, and that in such hearing all persons attending were allowed to be heard on the question of whether or not to rezone the Property from C-3 to PUD (mixed use), as requested and as further depicted in the site PUD plan, ("Plan"), (which is on file with the City Secretary and incorporated by reference, to determine whether such rezoning would affect the health, safety, convenience, or general welfare of the citizens of Seabrook, and whether or not such change in zoning would violate the rights of any interested person; and

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

WHEREAS, as a result of the said public hearings and the recommendation of the Planning and Zoning Commission as contained in its final report, the City Council hereby finds and determines that the proposed amendment to rezone the Property to PUD mixed development in accordance with the submitted Plan would not be detrimental to the community, and is in conformance with the zoning

Ordinance No. 2013-23
Page 3

91 ordinance and comprehensive plan for development of the City;
92

93 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
94 **OF SEABROOK, STATE OF TEXAS:**
95

96 **SECTION 1. FINDINGS.**
97

98 The facts and matters set forth in the preamble of this Ordinance are hereby
99 found to be true and correct.
100

101 **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO**
102 **THE OFFICIAL ZONING MAP.**
103

104 The Seabrook City Code of Ordinances, Appendix A, "Comprehensive
105 Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby
106 amended by rezoning the Property from C-3 to PUD (mixed use) *strictly conditioned*
107 *upon full and complete compliance with the approved PUD Plan, the regulations,*
108 *restrictions, and conditions* hereinafter set forth in "Exhibit B", (on file with the City
109 Secretary and incorporated by reference), for the subject 22.61 acres generally
110 located north of Seabrook Circle and south of Bayview Drive within the City of
111 Seabrook, the same to be divided for residential apartments, retail and construction
112 of a public street and to be referred to as "The Commons of Seabrook," consisting of
113 3 tracts of land, with Tract 1, consisting of 14.734 acres, (designated for a 416 unit
114 apartment complex), Tract 2, consisting of 6.580 acres, (designated for retail
115 development), and Tract 3, consisting of 1.295 (designated for a public street), all
116 being out of the 22.61 acres (984,835 square feet) tract or parcel of land out of the
117 Ruggles Subdivision, a subdivision in Harris County, Texas, according to the map or
118 plat thereof recorded in Volume 5, Page 30 of the Map Records of Harris county,
119 Texas, and being situated in the Ritson Morris Survey, Abstract Number 52, Harris
120 County, Texas said 22.61 acres tract also being the same tract called 22.6755 acres
121 described in General Warranty Deed from Formosa Realty, LLC to WMF
122 Investments, Inc. recorded under Clerk's File Number 20070747438 of the Official
123 Public Records of Real Property of Harris County, Texas; being more particularly
124 described by metes and bounds in the attached "Exhibit A", which is incorporated by
125 reference for all purposes.
126

127 **SECTION 3. AMENDMENT OF ZONING MAP**
128

129 The Official Zoning Map of the City of Seabrook shall be revised and
130 amended to show the designation of the Property, as described and as provided in
131 Section 2 above, with the appropriate reference thereon to the number and effective
132 date of this Ordinance, and a brief description of the nature of the change.
133

134 **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**
135

136 This ordinance is hereby incorporated and made a part of the Seabrook City

Ordinance No. 2013-23
Page 4

Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall return to the zoning that existed immediately prior to the PUD as conditionally approved by this Ordinance.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, save and except the change in zoning classification and specific uses/structures approved in the Plan, as provided herein.

SECTION 5. SEVERABILITY.

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

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 17th day of December, 2013.

PASSED, APPROVED, AND ADOPTED on second and final reading this 7nd day of January, 2014.

By: _____
Glenn Royal

Ordinance No. 2013-23
Page 5

Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

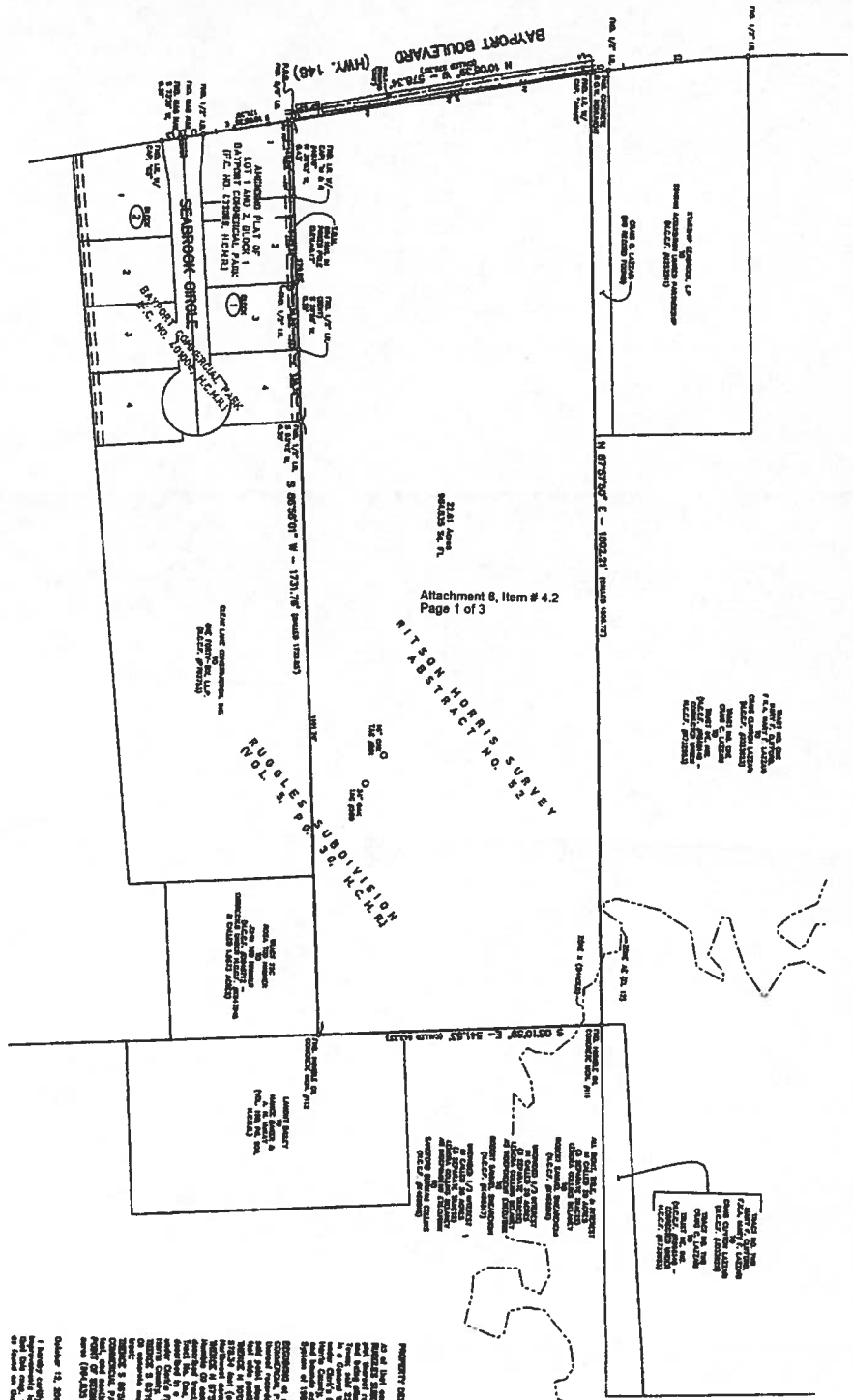
Exhibit "A" to Ordinance No. 2013-23

The Property – Metes & Bounds
22.61 acres tract of land - divided

1. Complete 22.61 acre tract.
2. Tract 1 consisting of 14.734 acres designated for a 416 unit luxury apartment complex
3. Tract 2 consisting of 6.580 acres designated for retail development
4. Tract 3, consisting of 1.295 acres designated for a public street

“Exhibit B” to Ordinance No. 2013-23

1. Application for PUD
2. Planned Unit Development Plan (on file with City Secretary)
3. Surveys and Site Plan



Attachment 8, Item # 4.2
Page 1 of 3

Geosurvey
Dale E. Hardy
Registered Professional
Land Surveyor
281-554-7728
281-554-8910

LINE TABLE			
LINE	BEARING	LENGTH	REMARKS
1	N 10° 00' 00" E	100.00	SEABROOK GINSELE
2	S 89° 59' 59" W	100.00	SEABROOK GINSELE
3	N 10° 00' 00" E	100.00	SEABROOK GINSELE
4	S 89° 59' 59" W	100.00	SEABROOK GINSELE

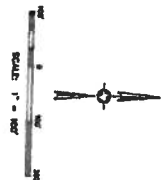
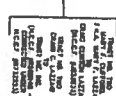


EXHIBIT A

1. The survey was prepared based on the information provided by the client.
2. The property is located in the County of Sussex, State of Delaware.
3. The survey was prepared in accordance with the Delaware Surveying and Mapping Act of 1992.
4. The survey was prepared by Dale E. Hardy, a Registered Professional Land Surveyor.
5. The survey was prepared on September 13, 2013.
6. The survey was prepared for the purpose of establishing the boundaries of the property.
7. The survey was prepared for the purpose of establishing the easements and rights of way.
8. The survey was prepared for the purpose of establishing the location of the buildings and other structures.
9. The survey was prepared for the purpose of establishing the location of the roads and other features.
10. The survey was prepared for the purpose of establishing the location of the water bodies and other features.
11. The survey was prepared for the purpose of establishing the location of the trees and other features.
12. The survey was prepared for the purpose of establishing the location of the fences and other features.
13. The survey was prepared for the purpose of establishing the location of the other features.

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LINE	DISTANCE	GRADE
1	14.10'	0.00%
2	61.60'	0.00%
3	62.40'	0.00%
4	80.70'	0.00%
5	34.00'	0.00%
6	10.00'	0.00%
7	34.00'	0.00%
8	10.00'	0.00%
9	14.10'	0.00%
10	61.60'	0.00%

SCALE 1" = 100'

DEC 2 1963

THE COMMONS AT SEABROOK

A PROJECT OF WMF INVESTMENTS AND WESTERN RIM DEVELOPMENT

PARCEL C
GP-1
1.5 AC

PARCEL B
GP-1
3/4 AC

PARCEL A
GP-1
3/4 AC

PARCEL D
GP-1
3.6 AC

PARCEL F
D 118 AC

PARCEL G
D 0025 AC

SEABROOK RETAIL CENTER
WMF INVESTMENTS

BASIC SITE DATA	
7.00 A. RES.	
1.00 A. RETAIL	
4.00 A. PARKING	
4.00 A. TRAIL	
1.00 A. TRAIL	
2.34 AC TRACES	

Attachment B, Item # 4.2
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The Towers at Seabrook
WESTERN RIM DEVELOPMENT

BASIC SITE DATA	
5 ACRES	
4.18 ACRES	
RETAIL PARKING	20
GAUGE PARKING	11
TOTAL PARKING	31

EXHIBIT B

1 The Seabrook Planning and Zoning Commission met on Thursday, November 19, 2013 in regular session at
2 Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda
3 items listed below:
4

5 THOSE PRESENT WERE:

6		
7	MICHAEL POTTS	CHAIRMAN
8	BUDDY HAMMANN	VICE CHAIRMAN
9	ROSEBUD CARADEC	MEMBER
10	MIKE DEHART	MEMBER
11	DODIE MILLER	MEMBER
12	MICHAEL SHARPE	MEMBER
13	BOLIVAR LEWIS (Excused Absence)	MEMBER
14	XOCHYTL DIANE GREER	CITY ATTORNEY
15	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
16		SECRETARY
17	ALESIA HAMMOCK	
18		

19 Chairman Potts called the meeting to order at 7:00 p.m. and stated there was a quorum present.
20

21 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None**
22

23 Chairman Potts stated that they would take 3.0 (Approval of Minutes) out of order.
24

25 **3.0 APPROVAL OF MINUTES**
26

27 **3.1 Discussion, consideration and possible action concerning the minutes from the November 5, 2013**
28 **joint meeting with City Council.**
29

30 **Motion was made by Buddy Hammann and seconded by Rosebud Caradec**
31

32 *To approve the November 5, 2013 minutes as written.*
33

34 Ayes: Potts, Hammann, Caradec, Miller, and Sharpe
35 Abstained: DeHart
36

37 **MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.**
38

39 **2.0 NEW BUSINESS**
40

41 **2.1 Discussion, consideration, and possible action regarding the request for approval of a Planned Unit**
42 **Development (PUD) to create "The Commons at Seabrook", a 14.734 Acre, 416 Unit, Luxury**
43 **Apartment Complex, 6.58 Acres of Retail Development, and 1.295 Acres for a Street.**
44

45 Sean Landis stated that he wanted to discuss the issues that were brought up during the Joint Public
46 Hearing with City Council. He stated that tonight they were considering approval of the preliminary PUD.
47 Mr. Landis stated that if they recommend approval, they are approving the concept. If Planning and
48 Zoning/City Council wanted more information or have conditions that they want added to the PUD
49 document, these would be added before consideration of the final PUD document.
50

51 Mr. Landis stated that the applicant is requesting a two phase development. He is requesting commercial
52 development in the front and multi-family residential in the rear. Mr. Landis stated that the applicant is not
53 changing the underlying zone for the commercial phase; it will stay C-3. He stated that during the public

hearing, the Mayor had issues with the intensive uses (allowed by right) in the C-3 zone that could possibly be in front of the apartments. Mr. Landis stated that could be easily fixed by changing all references in the PUD document from C-3 zoning to the C-2 zoning district.

Mike DeHart stated that there were uses in the C-2 zoning district that should not be allowed there.

Mr. Landis stated that he created a spreadsheet that showed what the R-3 zoning district building requirements are and what is proposed in the PUD document.

R-3 ZONING DISTRICT REQUIREMENTS

PROPOSED PER PUD

DENSITY	Limit 20 units per Acre 14.734 Acres x 20 = 295 units max	416 units proposed. $416 \div 14.734 = 29$ units per Acre. Max proposed total # of Buildings – 13
SETBACKS	Front – 25' min Rear – Property abuts R-1 Zoning Required 30' min setback Parking and Storage prohibited. Sideyard – 20' min between buildings on same parcel. 20' min from any street R.O.W. 20' min from side property line.	Front – 25' Rear – 20' proposed Sideyard – 20'
LOT SIZE	12,000 Sq. ft. (min) Lot Width – min 80' Shall abut city street min distance of 35'	641,808 Sq. ft. (14.734 Acres) Lot Width – 336.28' Lot Depth – 1173.60' Front Street Approx 200'
OPEN SPACE	600 Sq. ft. min of open space per unit (5.73 Acres) Open space required = (249,600 Sq. ft.) Required $416 \times 600 =$ Acres No more than 50% of total site area shall be covered by building mass. (320,906 Sq. ft.) Required open space (7.367 Acres) PUD Ordinance Requires min 20% Open Space	(Lot Coverage) 353,764 Sq. ft. Open Space provided 288,049 Sq. ft. Need to provide open space calculation. (Entire Development)
HEIGHT	Max 40'	Proposed 59.5'
PARKING	Shall average min 1.66 spaces per unit. Spaces required = 690 min	Open spaces = 290 Covered spaces = 457 Spaces provided = 747
SIDEWALK	Along all Street Frontages Min 3' width Located min 1' from R.O.W. line Along full width of property	No sidewalks being proposed along public R. O. W.
SIGNS	Wall Signs Allowable area = 2 x linear frontage of Structure, not to exceed 400 Sq. ft.	Proposing 2 Signs One on site (Monument) $4' \times 9' = 36$ Sq. ft.

Freestanding

Limit = 1 sign

Height = Max 25'

Area = Max 144 Sq. ft. per face

Max 288 Sq. ft. double faced

One to be located at front of subdivision

One to be located on Sign reserve G

Height = 25' max

Area = 288 Sq. ft. max

Min Setback = 10' from side property line

LANDSCAPING Required Trees

2 per unit

Min 2" Caliper

Detailed Landscaping Plan

Items to be addressed:

1. Need to provide open space calculations for the entire development.
 - (a) Not less than 20% of the land shall be reserved for open space.
2. Need to add to the cover sheet of the PUD Plan:
 - (a) Name, Address, and telephone number of the landowner.
 - (b) Date submitted to Planning & Zoning Commission.
3. Under Tab 10. Phasing and Development Schedule (For Discussion)
 - (a) The inclusion of an allowed modification of square footage of uses and ranges of square footage, adjustments in use needs.
4. Provide a construction detail for the dumpster enclosure.
5. Provide a construction detail for the detention ponds.

Mr. Landis stated that they need to provide open space calculations for the entire development, not less than 20% of the land shall be reserved for open space.

Chairman Potts asked if the access street that comes in through the retail to the apartments would be considered part of the open space.

Mr. Landis stated yes, just the parking could not be considered as open space. He stated that they could get credit for one half of Hwy. 146 as part of their open space.

Dodie Miller asked if the detention ponds would be considered part of the open space.

Mr. Landis stated yes.

Mr. Landis stated that he recommended that when the final plan is presented to P&Z for review, a detailed plan for the detention ponds is included. He stated that during the public hearing, City Council stated that they would like to see interior and exterior details in written form in the final plan.

Motion was made by Buddy Hammann and seconded by Dodie Miller

To recommend Approval of the Preliminary Planned Unit Development as presented.

Buddy Hammann stated that he was concerned with having apartment complex next to the R-1 property. He stated that could have a negative effect on the neighboring property values. Mr. Hammann stated that he is also concerned with the impact a complex this big would have on the City's water and sewer facilities.

Mr. Landis stated that the Public Works has reviewed and approved the plans.

Motion was amended by Buddy Hammann and seconded by Rosebud Caradec

To amend the original motion to recommend approval of the Preliminary Planned Unit Development with the following recommended conditions:

1. C-2 uses in the commercial development.
2. Open Space calculations, including assumptions.
3. Detention Pond design details – dimension, landscape, and aeration.
4. Active marketing and signage for commercial property.
5. Defined scope and text – finish.
6. Construction detail for dumpster enclosures.
7. Tab 10: Phasing and Development Schedule – Remove 10% modification clause.
8. Detailed schedule per ordinance.

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

MOTION TO AMEND THE ORIGINAL MOTION CARRIES BY MAJORITY VOTE.

Motion to recommend approval the Preliminary Planned Unit Development with the recommended conditions.

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

MOTION TO APPROVE THE MOTION AS AMENDED CARRIES BY MAJORITY VOTE.

4.0 ROUTINE BUSINESS

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

Chairman Potts stated that the next meeting would be held on December 17, 2013 with a joint public hearing with City Council. Item to be discussed: Request for final approval of *The Commons at Seabrook* Planned Unit Development (PUD)

Motion was made by Buddy Hammann and seconded by Michael Sharpe

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 8:32 p.m.

APPROVED THIS 17th DAY OF DECEMBER, 2013.

Michael Potts, Chairman

Alesia Hammock, Secretary

Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on November 19, 2013 to hold a meeting to consider:

Request for approval of a Planned Unit Development (PUD) to create "The Commons at Seabrook", a 14.734 Acre, 416 Unit, Luxury Apartment Complex, 6.58 Acres of Retail Development, and 1.295 Acres for a Street.

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 19, 2013, as designated below and as certified by the signature of the Chairman. This document is not valid unless signed by the Chairman/Presiding Commissioner.

Recommend Approval of the Preliminary Planned Unit Development with the following recommended conditions:

1. C-2 uses in the commercial development.
2. Open Space calculations, including assumptions.
3. Detention Pond design details – dimension, landscape, and aeration.
4. Active marketing and signage for commercial property.
5. Defined scope and text – finish.
6. Construction detail for dumpster enclosures.
7. Tab 10: Phasing and Development Schedule – Remove 10% modification clause.
8. Detailed schedule per ordinance.

VOTE:

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

Michael Potts
Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock
Alesia L. Hammock
Secretary

ACTION ITEM CHECK LIST STATUS

#	STATUS	DATE ASSIGNED	NEXT REVIEW DATE	PROPOSED CLOSURE DATE	RESPONSIBLE ORGANIZATION	City Council RESPONSIBILITY	PLANNING OBJECTIVE #	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM	STATUS AND DATE
4	OPEN/IN WORK	12/4/2012			Staff/Council			6.1	Consider transportation alternatives from hotels to new cruise terminal.	Tabled on 12/3/13 for re-evaluation in six months.
5	OPEN/IN WORK	12/4/2012			Staff/P&Z			5.4	Ord. No. 2012-24, "Deleting Existing Point Overlay Sign Regulations" was tabled for staff & P&Z review.	P&Z recommends future discussion/consideration be deferred until the waterfront improvements are complete.
14	OPEN/IN WORK	4/2/2013			City Manager			6.2	Meet with city engineers for recommendations concerning safety of left turns from SH 146.	On 12/3/13 Council directed staff to meet with TxDOT on traffic management systems.
19	OPEN/IN WORK	8/20/2013			City Manager			4.5	Coordinate and lead project to attempt to have Surf Oaks Drive dedicated to allow Precinct 2 to repave.	In progress. Last update provided on 10/15/13.
20	OPEN/IN WORK	11/5/2013			City Manager			5.1	Perform traffic study for possible school zone on El Mar.	In progress.
21	OPEN/IN WORK	11/5/2013			City Manager			5.2	Revisit traffic study to determine if stop sign can be erected at Lakeside & Sawant.	In progress.
22	OPEN/IN WORK	11/19/2013			Staff			3.1	Develop options to reduce sound from Carothers to surrounding properties.	To be discussed on 1/7/14.
23	OPEN/IN WORK	12/3/2013			Mayor/ City Mgr.			5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.	In progress.

December 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Council 7 p.m.	4	5 Xmas tree lighting 7pm	6	7 Breakfast with Santa 9 a.m.
8	9	10 Share Your Christmas ends	11	12	13	14 SVFD Santa Run
15	16	17 Joint Public Hearing at 6 p.m. Council 7 p.m.	18	19 HCMCA	20	21 Rain Date for Santa Run
22	23	24 Xmas holiday	25 Xmas holiday	26	27	28
29	30	31				

January 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Year's Holiday	2 Open Space	3	4
5	6	7 Council	8	9 EDC	10	11
12	13	14	15	16 HCMCA P&Z	17	18
19	20	21 Council	22	23	24	25
26	27	28	29 First day to file for office in May 2014 election.	30	31	