SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, APRIL 21, 2015 - 7:00 PM

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY APRIL 21, 2015 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **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 Presentation reviewing the 2015 Lucky Trail Marathon in March 2015. (Sabban)

ATTACHMENT 1

1.2 Presentation of Quarterly Communications and Marketing Report. (Dearman)

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.

3.1 Approve an excused absence for Gary Johnson for the April 7, 2015 Council meetings. (Glaser)

ATTACHMENT 2

3.2 Approve the April 7, 2015 joint Council/Planning and Zoning Commission meeting minutes. (Glaser)

ATTACHMENT 3

3.3 Approve the April 7, 2015 regular City Council meeting minutes. (Glaser)

ATTACHMENT 4

3.4 Approve a parade permit for Outloud Productions to conduct a cycling event on Sunday, August 2, 2015 from 7:30 a.m. until 9:30 a.m.on a portion of SH 146 and NASA Parkway. (Applicant)

ATTACHMENT 5

3.5 Approve proposed Resolution No. 2015-12, "Denial of Rate Increase Request from CenterPoint Energy Houston Electric, LLC. (Cook)

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

ATTACHMENT 6

3.6 Approve second and final reading of proposed Ordinance No. 2015-08, "Procedure for Consideration of Preliminary PUD Plans." (Landis)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING", ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.10 "PLANNED UNIT DEVELOPMENTS" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

ATTACHMENT 7

3.7 Approve second and final reading of proposed Ordinance No. 2015-09, "Amendment

to the Official Zoning Map to Rezone 8.52 Acres of Land at 2800 NASA Parkway from C-2 to R-3." (Applicant)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THE PROPERTY LOCATED ON 2800 NASA PARKWAY, TRACT 13, BEING AN 8.52 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN $2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

ATTACHMENT 8

3.8 Approve second and final reading of proposed Ordinance No. 2015-10, Final Approval of the El Mar Village Townhomes Planned Unit Development (PUD). (Applicant)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION"
SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 2.1640 ACRES OF LAND IN THE RITSON MORRIS SURVEY, ABSTRACT 52 SEABROOK, HARRIS COUNTY, TEXAS, DESCRIBED AS TRACT 1, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N004071, BEING A PORTION OF THE UNRESTRICTED RESERVE IN BLOCK 5 OF MIRAMAR SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 93 OF THE HARRIS COUNTY MAP RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "R-1" ("SINGLE FAMILY DETACHED, TO ("PUD)," PLANNED UNIT DEVELOPMENT FOR A SINGLE FAMILY USE OF TOWNHOMES CONSISTING OF 18 UNITS; 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 AND NOTICE.

ATTACHMENT 9

3.9 Approve second and final reading of proposed Ordinance No. 2015-11, "Final Approval of the Chesapeake Bay Senior Apartments Planned Unit Development (PUD)". (Applicant)

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 11.7127 ACRES OF LAND, COMPRISING TRACT 1 - 0.2327 ACRES, H.C.C.F. NO. 20070629538, REMAINDER OF 0.2248 ACRES; TRACT 2A - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRE; TRACT 2B - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRES; TRACT 3 - 3.360 ACRES H.C.C.F. NO. U067284, REMAINDER 3.244 ACRES; AND TRACT 4 - 5.72 ACRES OUT OF 10.501 ACRES, H.C.C.F. NO. P969328, REPSDORPH PARTITION, ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY TEXAS, LOCATED BETWEEN WEST REPSDORPH ROAD TO THE WEST, HUCKLEBERRY FINN COVE TO THE EAST, LOT 1 REPSDORPH PARTITION TO THE SOUTH AND PEBBLE BROOK DRIVE TO THE NORTH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD;" FOR A USE OF A SENIORS ONLY COMPLEX CONSISTING OF 259 MULTI-FAMILY LIVING UNITS; 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 AND NOTICE.

ATTACHMENT 10

3.10 Approve Public Safety Report for month of March. (Wright)

ATTACHMENT 11

3.11 Approve Monthly Building Report for March 2015. (Landis)

END OF CONSENT AGENDA

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

ATTACHMENT 12

4.1 Consideration of recommendation of Seabrook Economic Development Corporation to proceed with proposed Demolition Grant Guidelines for a new Project, to be associated with Neighborhood Empowerment Zones, and requesting the City Attorney prepare a resolution for two readings authorizing this Project by City Council. (Cook)

ATTACHMENT 13

4.2 Consider approval of the Neighborhood Empowerment Zone Plan for a new zone NEZ#4. If approved tonight, a resolution will be prepared for formal acceptance.

(Chavez)

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

ATTACHMENT 14

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

ATTACHMENT 15

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.

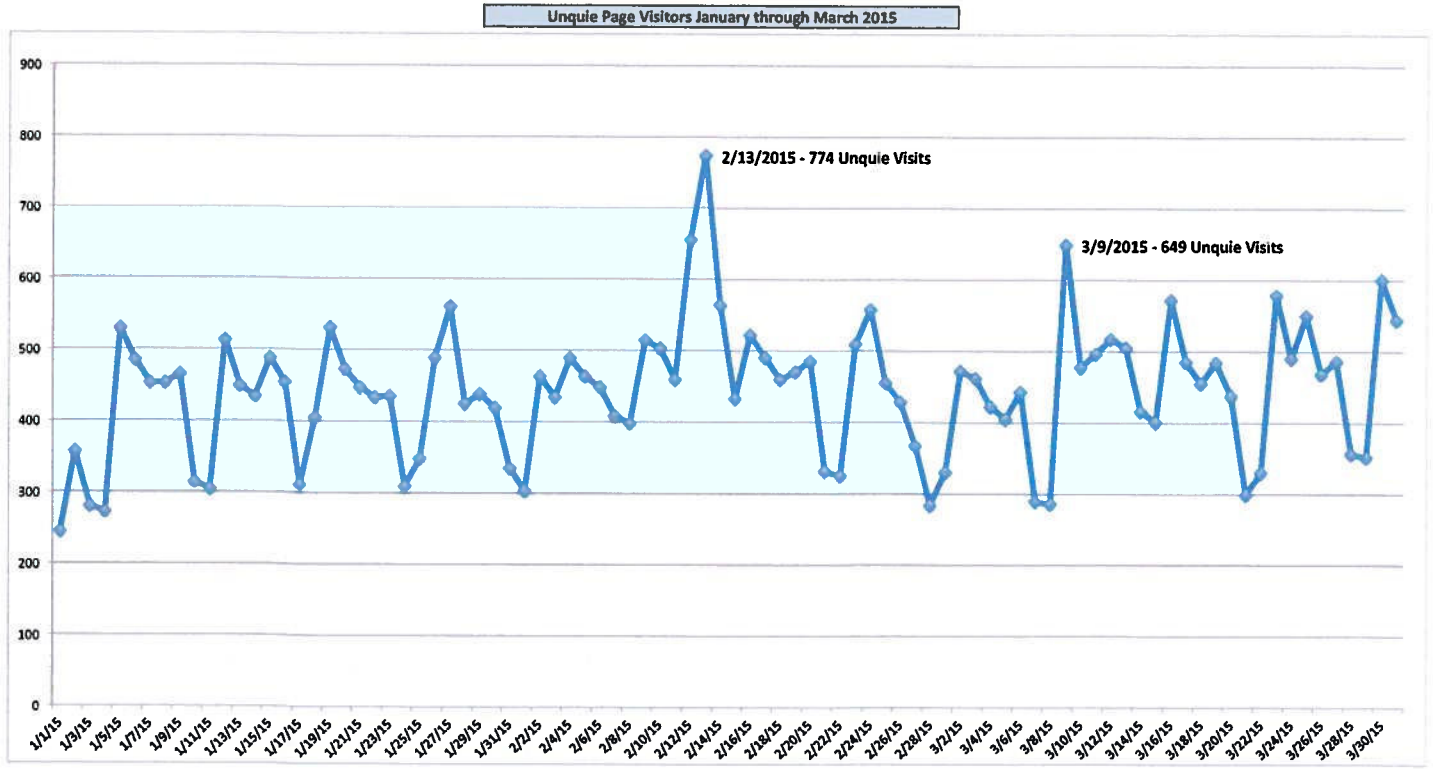
CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, April 17, 2015 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

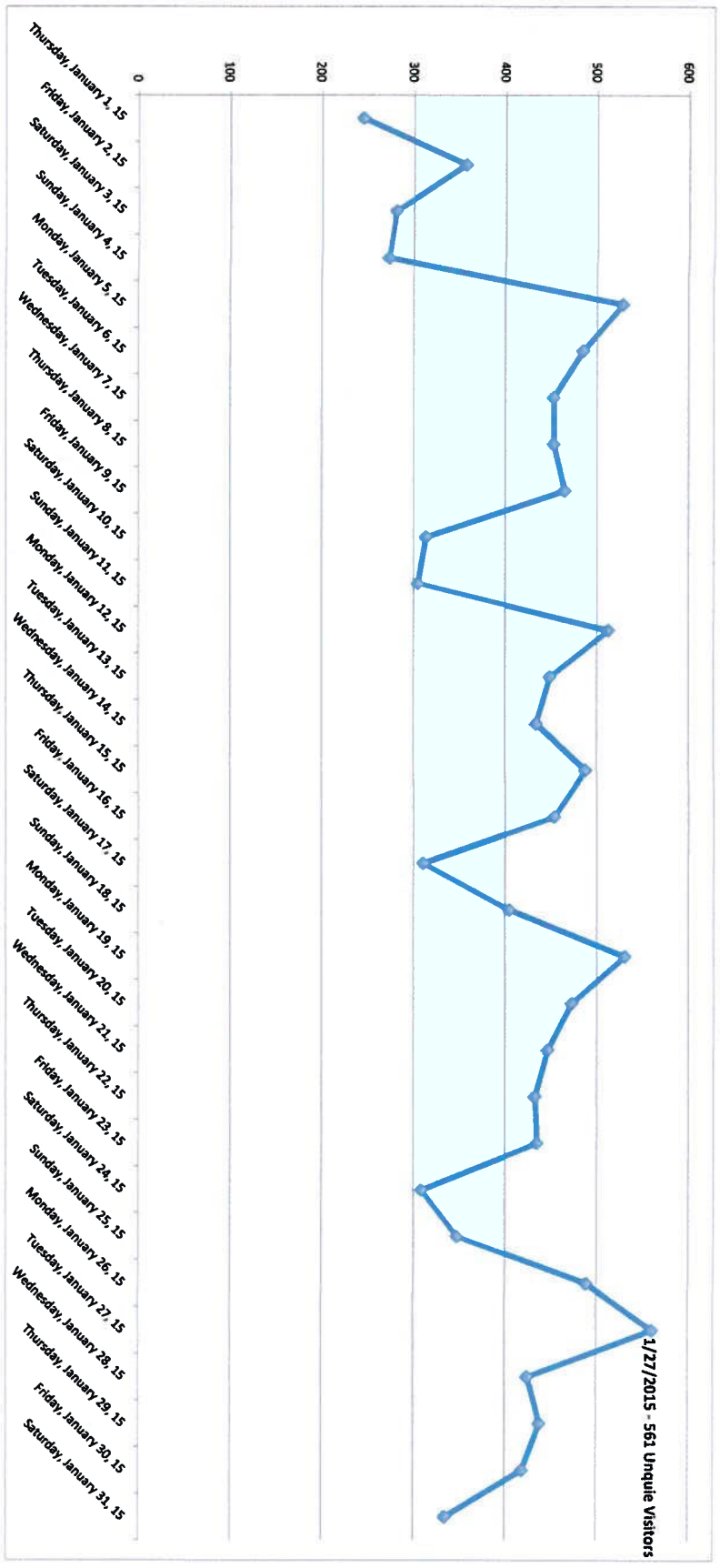
_____

Meredith Brant, TRMC
Assistant City Secretary

Winter 2015 Traffic Overview										
Date Range	Unique visitors	Visits	Bounce Rate	Avg. Visit Duration (list in sec, avg. in min)	Returning Visits	Unique returning visitors	Bounce Rate for Returning Visits	Avg. Dur. of a Return Visit (list in sec, avg. in min)	Downloads	Searches
Jan-March 2015	39,907	42,203	54%	2.20	9,990	8,706	49%	2.83	24,420	1,215



January 2015 - Traffic Report										
Date	Unique Visitors	Visits	Bounce Rate	Avg. Visit Duration (list in sec, avg. in min)	Returning Visits	Unique returning visitors	Bounce Rate for Returning Visits	Avg. Dur. of a Return Visit (list in sec, avg. in min)	Downloads	Searches
Thursday, January 1, 15	245	254	57%	108	47	40	62%	94	118	11
Friday, January 2, 15	357	379	54%	105	91	79	45%	167	157	11
Saturday, January 3, 15	281	300	55%	114	63	56	57%	192	98	11
Sunday, January 4, 15	273	287	59%	99	59	55	44%	127	114	9
Monday, January 5, 15	529	556	50%	97	101	91	46%	144	253	13
Tuesday, January 6, 15	485	519	52%	97	116	103	48%	124	228	11
Wednesday, January 7, 15	453	488	53%	155	127	107	48%	188	269	21
Thursday, January 8, 15	453	474	53%	138	117	109	50%	182	236	23
Friday, January 9, 15	465	498	56%	98	117	100	44%	102	328	18
Saturday, January 10, 15	314	325	58%	98	58	57	59%	71	307	10
Sunday, January 11, 15	305	312	58%	141	56	54	61%	91	285	9
Monday, January 12, 15	513	546	52%	227	133	116	46%	243	425	23
Tuesday, January 13, 15	449	485	51%	158	120	96	40%	235	236	10
Wednesday, January 14, 15	434	466	54%	127	138	115	43%	253	152	19
Thursday, January 15, 15	488	513	50%	167	149	134	46%	241	324	24
Friday, January 16, 15	454	488	54%	208	131	107	50%	219	333	26
Saturday, January 17, 15	311	324	59%	233	64	60	58%	53	208	9
Sunday, January 18, 15	405	430	53%	99	82	74	43%	153	170	12
Monday, January 19, 15	531	558	52%	114	127	112	50%	140	239	17
Tuesday, January 20, 15	473	494	55%	104	126	113	49%	148	175	15
Wednesday, January 21, 15	447	474	53%	103	117	98	51%	97	302	8
Thursday, January 22, 15	433	464	53%	111	115	95	45%	176	237	8
Friday, January 23, 15	435	459	51%	103	124	106	46%	155	185	22
Saturday, January 24, 15	309	326	62%	86	60	55	52%	156	143	4
Sunday, January 25, 15	348	363	58%	109	66	58	47%	95	192	11
Monday, January 26, 15	489	520	53%	117	134	118	41%	168	371	16
Tuesday, January 27, 15	561	589	54%	133	117	100	48%	191	279	24
Wednesday, January 28, 15	425	456	55%	114	124	104	50%	146	187	11
Thursday, January 29, 15	438	466	54%	115	117	95	54%	96	378	15
Friday, January 30, 15	419	439	57%	129	96	87	48%	217	268	14
Saturday, January 31, 15	335	359	61%	84	83	70	51%	84	331	5
Total or Average	12,857	13,611	55%	2.09	3,175	2,764	49%	2.55	7,528	440


Unqule Page Visitors January 2015
1/27/2015 - 561 Unqule Visitors
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Feburary 2015 - Traffic Report											
Date	Unique visitors	Visits	Bounce Rate	Avg. Visit Duration (list in sec, avg. in min)	Returning Visits	Unique returning visitors	Bounce Rate for Returning Visits	Avg. Dur. of a Return Visit (list in sec, avg. in min)	Downloads	Searches
Sunday, February 1, 15	303	324	58%	91	67	61	52%	96	213	10
Monday, February 2, 15	463	484	56%	129	116	103	54%	181	215	21
Tuesday, February 3, 15	434	462	56%	166	113	94	45%	254	448	17
Wednesday, February 4, 15	489	523	53%	131	125	106	42%	239	307	13
Thursday, February 5, 15	463	498	59%	198	135	112	55%	429	231	25
Friday, February 6, 15	448	473	58%	104	113	95	58%	103	281	9
Saturday, February 7, 15	408	438	61%	102	108	96	56%	133	248	3
Sunday, February 8, 15	398	435	54%	136	108	84	55%	185	240	8
Monday, February 9, 15	514	549	55%	192	153	134	48%	216	409	28
Tuesday, February 10, 15	503	541	50%	176	146	124	44%	278	408	26
Wednesday, February 11, 15	459	482	53%	134	98	85	47%	201	511	19
Thursday, February 12, 15	655	683	61%	136	136	120	51%	231	553	16
Friday, February 13, 15	774	813	67%	97	149	126	47%	176	409	18
Saturday, February 14, 15	564	586	69%	92	95	85	60%	92	199	5
Sunday, February 15, 15	432	461	57%	124	111	99	56%	155	224	12
Monday, February 16, 15	522	563	55%	168	168	135	49%	296	283	9
Tuesday, February 17, 15	490	516	53%	111	124	108	52%	143	226	8
Wednesday, February 18, 15	459	486	55%	138	126	113	50%	181	245	12
Thursday, February 19, 15	470	503	56%	125	126	101	52%	182	249	9
Friday, February 20, 15	485	511	49%	155	111	95	50%	120	350	13
Saturday, February 21, 15	331	352	59%	138	76	66	61%	82	223	8
Sunday, February 22, 15	325	341	50%	224	67	60	52%	150	348	9
Monday, February 23, 15	509	536	53%	237	135	119	49%	173	575	17
Tuesday, February 24, 15	558	594	53%	149	159	135	45%	209	425	17
Wednesday, February 25, 15	455	489	49%	145	134	115	36%	234	178	15
Thursday, February 26, 15	428	452	50%	162	116	101	46%	236	264	24
Friday, February 27, 15	367	389	54%	139	93	82	55%	207	286	10
Saturday, February 28, 15	284	300	56%	87	61	53	54%	116	196	1
Total or Average	12,990	13,784	56%	2.37	3,269	2,807	51%	3.15	8,744	382

Unquie Page Visitors Feburary 2015
2/13/2015 - 774 Unquie Visitors
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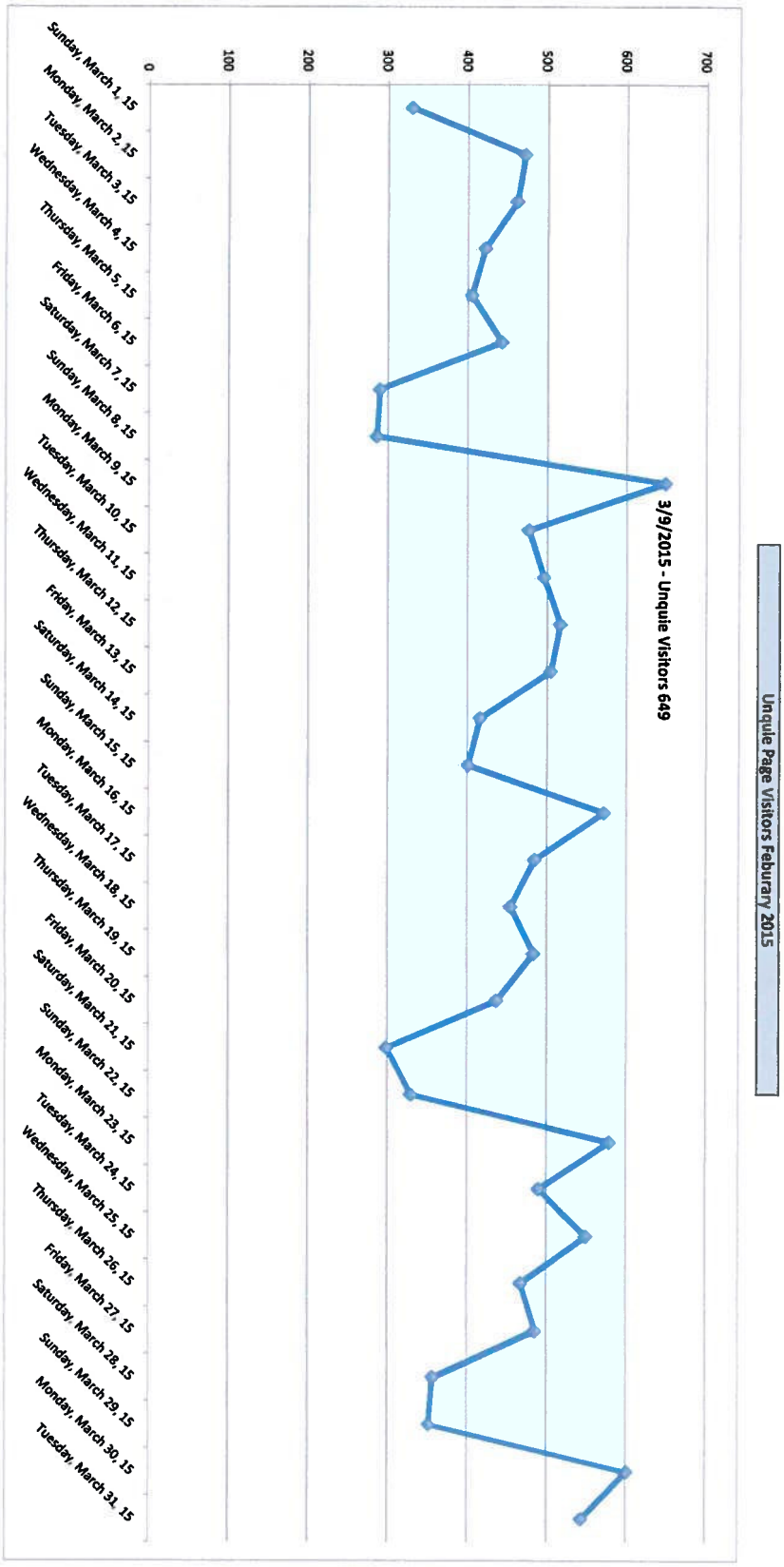
March 2015 - Traffic Report											
Date	Unique visitors	Visits	Bounce Rate	Avg. Visit Duration (list in sec, avg. in min)	Returning Visits	Unique returning visitors	Bounce Rate for Returning Visits	Avg. Dur. of a Return Visit (list in sec, avg. in min)	Downloads	Searches
Sunday, March 1, 15	330	345	56%	126	82	76	57%	122	158	5
Monday, March 2, 15	472	501	51%	120	123	106	42%	191	289	15
Tuesday, March 3, 15	462	483	52%	115	127	115	47%	161	269	13
Wednesday, March 4, 15	422	441	52%	127	108	95	52%	162	198	22
Thursday, March 5, 15	405	431	49%	171	107	87	50%	234	279	7
Friday, March 6, 15	443	462	49%	137	101	95	42%	179	357	16
Saturday, March 7, 15	290	302	51%	103	60	55	47%	88	163	16
Sunday, March 8, 15	286	298	48%	105	63	57	43%	102	178	11
Monday, March 9, 15	649	675	55%	132	145	130	40%	184	379	10
Tuesday, March 10, 15	477	497	52%	154	125	113	52%	251	275	19
Wednesday, March 11, 15	496	524	48%	161	140	123	46%	231	159	34
Thursday, March 12, 15	517	543	47%	176	143	127	43%	225	298	15
Friday, March 13, 15	505	526	51%	142	123	111	51%	183	287	7
Saturday, March 14, 15	416	439	58%	122	86	75	50%	180	245	5
Sunday, March 15, 15	401	425	57%	91	97	89	55%	114	140	3
Monday, March 16, 15	572	598	54%	140	137	125	46%	212	410	17
Tuesday, March 17, 15	485	512	51%	146	142	127	46%	178	300	7
Wednesday, March 18, 15	455	478	54%	109	115	105	57%	105	224	4
Thursday, March 19, 15	484	507	49%	109	127	115	46%	150	190	9
Friday, March 20, 15	437	461	51%	98	121	109	51%	93	296	7
Saturday, March 21, 15	299	310	55%	90	66	60	64%	133	167	10
Sunday, March 22, 15	330	349	53%	104	69	64	54%	174	165	7
Monday, March 23, 15	579	618	52%	165	147	123	45%	237	366	24
Tuesday, March 24, 15	490	522	46%	145	118	96	36%	198	196	23
Wednesday, March 25, 15	550	583	49%	150	159	136	38%	202	551	19
Thursday, March 26, 15	468	495	49%	140	119	100	43%	251	222	12
Friday, March 27, 15	486	515	53%	117	120	107	44%	124	287	13
Saturday, March 28, 15	357	377	56%	105	79	74	52%	86	251	4
Sunday, March 29, 15	352	371	53%	104	83	71	52%	92	139	8
Monday, March 30, 15	601	643	47%	141	169	139	39%	159	297	19
Tuesday, March 31, 15	544	577	50%	119	145	130	46%	161	413	12
Total or Average	14,060	14,808	52%	2.13	3,546	3,135	48%	2.78	8,148	393


Unquie Page Visitors Feburary 2015
3/9/2015 - Unquie Visitors 649
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Top 20 Pages					
Page	URL	Pageviews	Unique Pageviews	Average Time on Page	Exit Rate
Home Page	http://www.seabrooktx.gov	11854	15168	67	47%
Jobs	http://www.seabrooktx.gov/jobs.aspx	3,797	6,182	113	62%
Visitors	http://www.seabrooktx.gov/index.aspx?nid=9	1857	2430	58	47%
SH 146 Expansion	http://www.seabrooktx.gov/index.aspx?nid=369	1620	1803	79	80%
Area Attractions	http://seabrooktx.gov/index.aspx?nid=103	1596	1992	68	50%
Police Department	http://seabrooktx.gov/index.aspx?nid=209	1584	2165	64	45%
Carothers	http://seabrooktx.gov/index.aspx?nid=230	1434	2075	71	53%
Dining	http://www.seabrooktx.gov/index.aspx?nid=109	1213	1462	96	70%
Departments	http://seabrooktx.gov/index.aspx?nid=8	870	1171	36	24%
Customer Service	http://www.seabrooktx.gov/index.aspx?nid=189	788	917	67	48%
Municipal Court	http://www.seabrooktx.gov/index.aspx?nid=195	755	906	75	66%
Lodging	http://www.seabrooktx.gov/index.aspx?nid=110	730	884	81	58%
Water	http://www.seabrooktx.gov/index.aspx?nid=247	681	809	46	43%
Parks & Recreation	http://www.seabrooktx.gov/index.aspx?nid=228	676	944	57	26%
Events	http://seabrooktx.gov/index.aspx?nid=94	644	826	48	38%
Trails	http://www.seabrooktx.gov/index.aspx?nid=238	633	740	69	50%
Community	http://www.seabrooktx.gov/index.aspx?nid=31	511	679	26	21%
Police Records	http://www.seabrooktx.gov/index.aspx?nid=225	495	688	111	49%
Employee Portal	http://www.seabrooktx.gov/index.aspx?nid=316	482	565	82	60%
Permits	http://www.seabrooktx.gov/index.aspx?nid=152	468	774	77	37%

Special Campaigns and Departments' Main Page					
Page	URL	Pageviews	Unique Pageviews	Average Time on Page	Exit Rate
SH 146 Expansion	http://seabrooktx.gov/index.aspx?nid=369	1620	1803	79	80%
2015 Election	http://seabrooktx.gov/index.aspx?NID=124	268	317	80	51%
Flood Insurance	http://www.seabrooktx.gov/index.aspx?NID=336	122	109	1	54%
City Projects	http://seabrooktx.gov/index.aspx?nid=240	259	350	53	18%
Mayor and City Council	http://seabrooktx.gov/index.aspx?nid=125	211	300	71	35%
Departments	http://www.seabrooktx.gov/index.aspx?nid=8	870	1171	36	24%
City Management	http://seabrooktx.gov/index.aspx?nid=134	252	303	73	38%
City Secretary's Office	http://seabrooktx.gov/index.aspx?nid=135	143	161	84	35%
Communications	http://seabrooktx.gov/index.aspx?nid=142	53	58	12	42%
Community Development	http://seabrooktx.gov/index.aspx?nid=146	178	233	62	21%
Economic Development	http://seabrooktx.gov/index.aspx?NID=162	211	269	92	40%
Finance	http://seabrooktx.gov/index.aspx?nid=182	64	73	57	28%
Human Resources	http://seabrooktx.gov/index.aspx?nid=190	115	142	55	30%
Municipal Court	http://seabrooktx.gov/index.aspx?nid=195	755	906	75	66%
Police Department	http://www.seabrooktx.gov/index.aspx?nid=209	1584	2165	64	45%
Public Works	http://seabrooktx.gov/index.aspx?nid=227	266	350	47	19%
SFVD	http://seabrooktx.gov/index.aspx?nid=310	151	186	72	47%

All data shown above is for a 3-month period - January 2015 through March 2015

Search Engines	
Product	**Visits**
Google	14916
Yahoo!	1857
Bing	1809
AOL	132
Ask	121
Comcast	48
DuckDuckGo	22
Google Maps	12
MyWebSearch	12
InfoSpace	5
Google Custom Search	4
Charter	1
Earthlink	1
Google Images	1
Inbox	1
K9 Safe Search	1
PeoplePC	1
TalkTalk	1
Yahoo! Images	1
Yahoo! Japan	1

Search Keywords	
Keyword	**Visits**
city of seabrook	463
seabrook tx	303
seabrook texas	196
city of seabrook texas	67
seabrook police department	63
seabrook	61
seabrook, tx	52
city of seabrook tx	42
city of seabrook, tx	37
carothers coastal gardens	35
seabrook municipal court	32
seabrook, texas	31
city of seabrook jobs	30
seabrook water	26
pine gully park	23
www.seabrooktx.gov	23
pine gully park seabrook	21
cityofseabrook	18
seabrook animal shelter	17
city of seabrook water department	15
city of seabrook, texas	14
seabrook city hall	14
seabrook texas police department	13
things to do in seabrook tx	13
seabrook community house	11
seabrooktx.gov	11
seabrook,tx	10
seabrook police	10
seabrook tx police department	10
seabrook animal control	9
seabrook trails	9
seabrook water department	9
city of seabrook texas jobs	8
http://www.seabrooktx.gov/facilities.aspx	8
seabrook houston	8
seabrook pd	7
city of seabrook utilities	6
seabrook city council	6
the city of seabrook	6
city of seabrook texas city hall	5
clear lake park seabrook tx	5
hwy 146 expansion	5
men who cook 2015 seabrook	5
restaurants in seabrook tx	5
seabrook gov	5
seabrook city	5
seabrook municipal court seabrook, tx	5
sea brook tx	5
seabrook tx beach	5
things to do in seabrook texas	5

Searches within seabrooktx.gov		
Keyword	**Searches**	**Pageviews**
warrant	34	34
animal shelter	24	26
search seabrook...	24	33
zoning map	18	23
animal control	13	17
animal	9	12
gis	8	9
pay water bill	8	9
permits	8	8
trash	8	8
calendar	7	9
police reports	7	8
jail	6	7
pets	6	6
warrants	6	6
zoning	6	6
map	5	9
open bids	5	7
parks	5	8
permit	5	6
carothers	4	8
carothers coastal gardens	4	6
community house	4	8
hours	4	5
inmate	4	4
maps	4	7
pet	4	4
pictures	4	4
pine gully	4	6
police	4	4
population	4	6
recycling	4	6
schools	4	4
volunteer	4	12
water bill	4	4
146	3	5
active warrant listing	3	3
alarm	3	7
alarm permits	3	3
assessor	3	7
bids	3	4
building permits	3	6
dog park	3	3
easter	3	4
electric companies in seabrook	3	3
gayle cook	3	6
i got a ticket where do i pay?	3	3
inmate inquiry	3	3
library	3	4
marriage license	3	3
master plan	3	17
parade permit	3	3
pine gully park	3	4
police report	3	4
pud	3	4
recycle	3	5
rv parks	3	5
speeding ticket	3	3
ticket	3	4
utilities	3	3
volunteer opportunities	3	7
weddings	3	3

All data shown above is for a 3-month period - January 2015 through March 2015

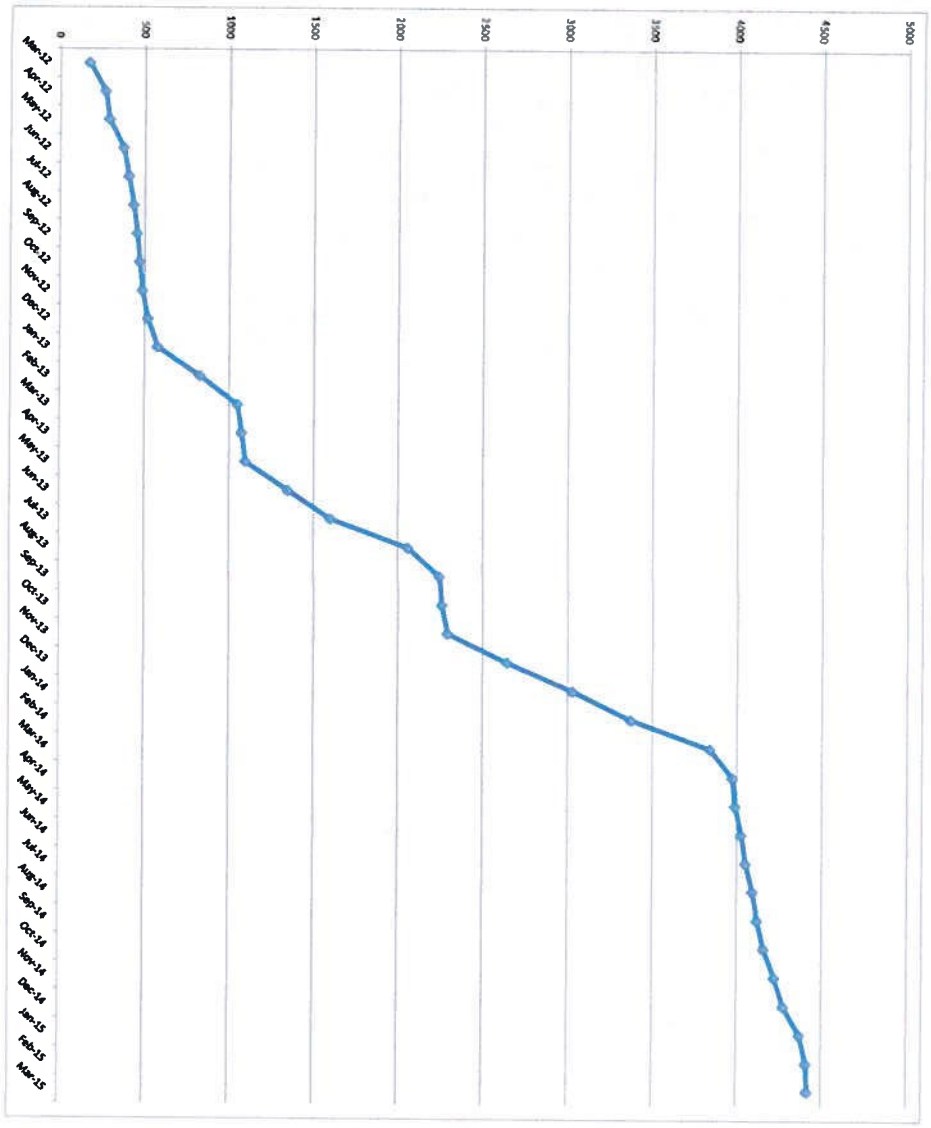
iContact Subscription Report	
All City Notifications	334
Job Openings	407
Total	**741**

Please Note: iContact was the subscription service prior to Civic Plus. While Civic Plus will allow us to import these contacts into the system it requires users to verify their subscription. By requiring this verification we run the risk of user either deleting the verification, confusing the user or having the verification go into their spam folder losing several users who did subscribe prior to the new website.

Civic Plus seabrooktx.gov Subscription Report	
Bid Postings	
Bid Notice	96
Contracting and Employment Opportunities	38
Total	**134**
Calendars	
Event	156
Fire Department	35
Holiday	46
Meeting	69
Reservations for Carothers Calendar	26
Total	**332**
News and Happenings	
City News	186
Economic Development News	115
E-Newsletter - City Update	236
Total	**537**
Jobs	
City Positions	87
Police Department Positions	32
Summer Positions	34
Total	**153**
Agendas and Minutes	
Board of Adjustment	32
Building and Standards Commission	36
Charter Review Commission	7
City Council	57
Civil Service Commission	22
Economic Development Corporation	48
Ethics Review Commission	19
Fair Housing Activity Statement Work Group	19
Master Plan Review Commission	14
Open Space and Trails Committee	43
Planning and Zoning Committee	49
General Public Notice	72
Total	**418**
Civic Plus Total	**1,574**

Priority Notification Subscription Report (Black Board Connect	
Emergency and Priority Notifications	5,621

Date	Likes
Mar-12	173
Apr-12	267
May-12	290
Jun-12	374
Jul-12	405
Aug-12	436
Sep-12	457
Oct-12	470
Nov-12	489
Dec-12	520
Jan-13	578
Feb-13	828
Mar-13	1050
Apr-13	1076
May-13	1098
Jun-13	1350
Jul-13	1602
Aug-13	2058
Sep-13	2247
Oct-13	2259
Nov-13	2293
Dec-13	2644
Jan-14	3030
Feb-14	3375
Mar-14	3840
Apr-14	3974
May-14	3990
Jun-14	4026
Jul-14	4052
Aug-14	4094
Sep-14	4121
Oct-14	4160
Nov-14	4222
Dec-14	4277
Jan-15	4373
Feb-15	4412
Mar-15	4418



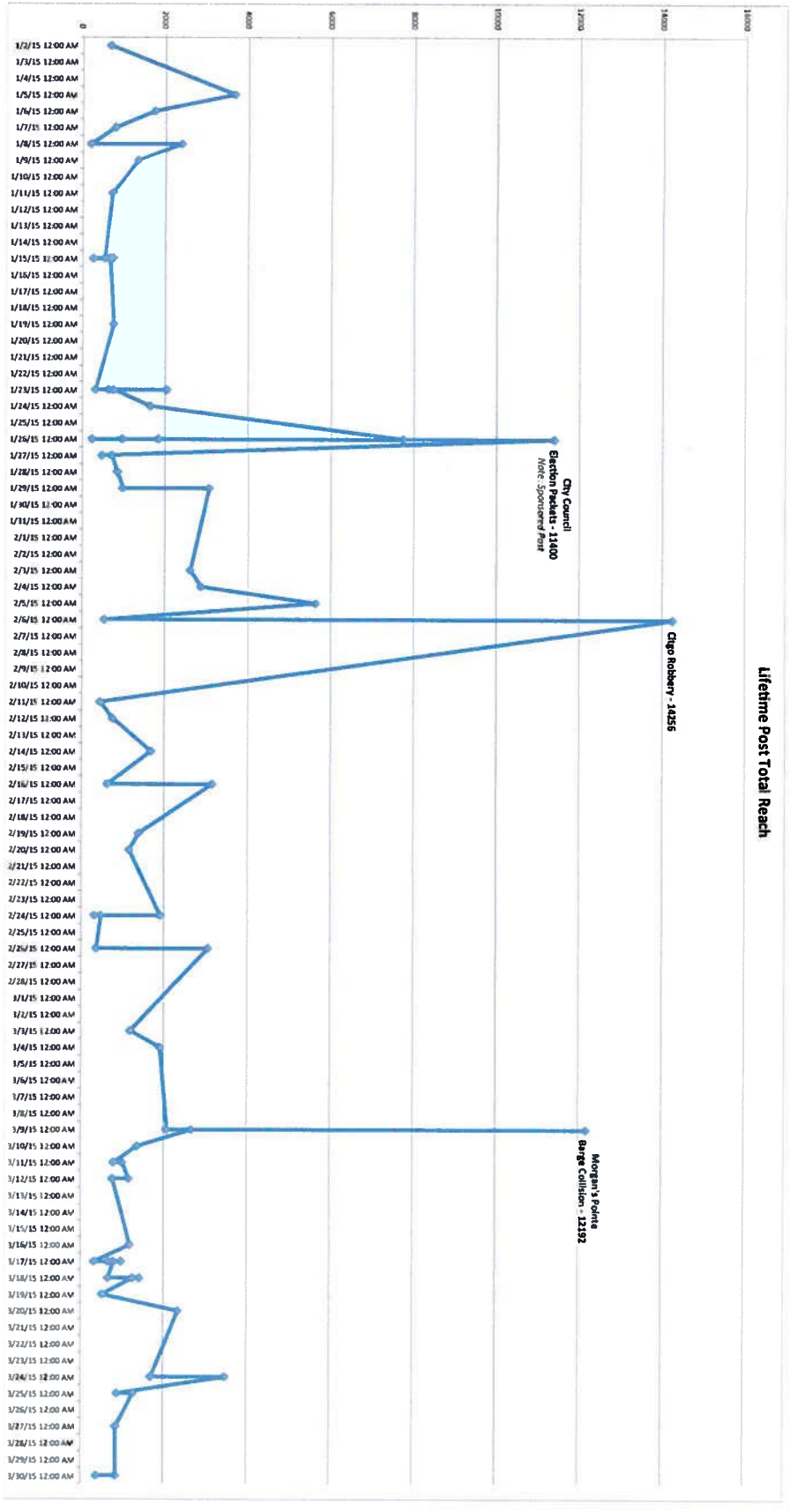
Facebook Insights for January 2015 through March 2015								
Post Type	Post Message	Date and Time Posted	Lifetime Post Total Reach	Lifetime Post Total Impressions	Lifetime Engaged Users	Lifetime Negative Feedback	Lifetime Post Impressions by people who have liked your Page	URL
Photo	Tomorrow is the LAST DAY to take our Community Survey. If you or your friends that live in Seabrook have not taken this survey please do so :-)	3/30/15 10:26 AM	391	824	17	0	773	https://www.facebook.com/SeabrookTX/posts/1224555994227693
Link	Seabrook is Now Hiring Summer Positions	3/30/15 8:31 AM	661	1848	53	0	1256	https://www.facebook.com/SeabrookTX/posts/1224458600904099
Link	Seabrook Mosquito Control	3/27/15 4:24 PM	858	1761	92	0	1409	https://www.facebook.com/SeabrookTX/posts/1222209991128960
Status	I just read somewhere that it is #WaffleDay! Have you paid a visit to the Seabrook Waffle Company? If not, then today is the perfect day! What is your favorite waffle combination?	3/25/15 10:39 AM	1275	2520	115	0	2080	https://www.facebook.com/SeabrookTX/posts/1220146374668655
Link	Road Construction Updates	3/25/15 9:48 AM	891	1796	79	0	1393	https://www.facebook.com/SeabrookTX/posts/1220105314672761
Video	you have what it takes to be a Seabrook Police Officer? Seabrook is a great organization to work for with full benefits including medical, vision, dental, retirement and longevity pay. To be eligible you must: • Have your current TCOLE Certification with the ability to maintain the required training and licensing under regulation of TCOLE. • Be between 21 to 44 years of age at the time of hire • Graduate of an accredited high school or have an	3/24/15 1:52 PM	3494	6899	448	1	2798	https://www.facebook.com/SeabrookTX/videos/1219339428082683/
Photo	We have had a lot of fun today at the City of Seabrook. ABC Channel 13 came out to film their hit TV show Check This Out Houston hosted by Kat Cosley. The segment will showcase everything Seabrook has to offer, plus feature the beautiful Carochers Coastal Gardens recreation and event venue. The segments are slotted to air on April 11th at 10 a.m. so be sure to check it out!	3/24/15 11:32 AM	1705	3507	340	0	3191	ms.c.eJw1yMkNACAMA7CNUJOe2X8xJFD9NAbx3GdMtxumDM4notAU2qhH0FDeULyouzTwNkA%7E-%7E-.bps.a.1219263368090289.1073741851.19
Link	Clear Lake Connection is a new monthly news source for Bay Area Houston. Check out their latest article on area city managers! http://www.clearlakeconnection.com/2015/03/city-managers-communicating-more-with-residents/	3/20/15 6:06 AM	2360	4578	135	0	2227	https://www.facebook.com/SeabrookTX/posts/1215708778445748
Status	The City of Seabrook main phone lines are currently down, including the non-emergency phone number (281) 291-5610. 911 has not been affected by this outage. Please remember 911 is for emergencies only; DO NOT call 911 for non-emergencies. Our phone vendor is diligently working to get the lines back up and running and we will notify you when they are back online. Thank you for your patience.	3/19/15 3:20 PM	525	1054	33	0	944	https://www.facebook.com/SeabrookTX/posts/1215313071818652
Video	Inspectors and expediters spanning the United States, Canada, and Mexico. Most inspectors carry multiple certifications such as AWS CWI, API 510, API 570, API 653, ASNT TC 1A Level II for RT (radiograph interpretation), UT, PT, and MT. Coatings inspectors are NACE certified. D & C Inspection Services offer experienced personnel in many areas of fabrication and manufacturing in the petro-chemical industry. Please note that new personnel are	3/18/15 2:53 PM	1267	2594	118	0	2032	https://www.facebook.com/SeabrookTX/videos/1214437525239540/
Event	Trash Bash	3/18/15 2:44 PM	1432	3201	66	0	3137	https://www.facebook.com/events/944145538937184/
Status	Looks another rainy day is expected throughout the area. Please drive safe during your daily commutes.	3/18/15 4:54 AM	679	1380	32	0	1316	https://www.facebook.com/SeabrookTX/posts/1214060073277285
Link	Seabrook Urges Residents to Get Involved	3/17/15 9:39 AM	810	1689	52	2	1426	https://www.facebook.com/SeabrookTX/posts/1213272828689343
Photo	Check out these pics from Saturday's Lucky Trail event in Seabrook!	3/17/15 7:19 AM	992	1850	131	0	1850	ms.c.eJwzNDI0NjQ1Nza2MDcwsLA00jOECghCBEzgAkYQAWMA%7E%3B8IKEQ%7E-%7E-.bps.a.1213148568701769.1073741850.19
Photo	The City of Seabrook will host an Easter Egg Hunt on Saturday, April 4th from 10:00 a.m. until 11:30 a.m. at Meador Park, 2100 Meyer Road. The fun will include 2 moonwalks and approximately 8,000 hidden eggs. Refreshments and hot dogs will also be provided. Contact Seabrook Parks and Recreation for more information at (281) 474.3883.	3/17/15 7:15 AM	679	1392	40	0	1338	https://www.facebook.com/SeabrookTX/posts/1213153732034586
Photo	Check out these pics from Saturday's Lucky Trail event in Seabrook!	3/17/15 7:13 AM	331	671	59	0	333	ms.c.eJxF0tmRBCEMA9CMtvBt55%7E%3BYMvKg%7E_X0lhE2JqJh4Z4VIu8efCH1WJyxB32QEH1QuZBMXDtSLg%7E%3BGAKa%7E%3BUkDMF%7E_blpSNGCIqEGgGDWb%7E

Photo	If you have not had the chance to take the City of Seabrook 2015 Community please take a moment to do so. This quick 30 question survey will give City Council and City staff direction on how to plan for the immediate and long-term future of Seabrook. The survey will close on Tuesday, March 31. Please share this post with your neighbors. Take Survey: https://www.surveymonkey.com/s/SeabrookSurvey	3/16/15 6:39 AM	1193	2300	94	0	1506	https://www.facebook.com/SeabrookTX/posts/1212140848802541:0
Link	Street Closures for Lucky Trail Marathon	3/12/15 12:38 PM	788	1655	57	0	1392	https://www.facebook.com/SeabrookTX/posts/1209105699096056
Link	realize that hurricane season is only few months away, beginning June 1. Are you prepared? Did you know that the City of Seabrook prepares for hurricane season all year long? Our Emergency Management Coordinator, Jeff Galyean, works with area organizations throughout the year to ensure we are as prepared as possible in the event of an emergency such as a hurricane. Mark your calendars now for our annual Hurricane Preparedness Workshop	3/12/15 6:35 AM	1173	2401	120	0	2257	https://www.facebook.com/SeabrookTX/posts/1208954855787807
Event	Easter Egg Hunt	3/11/15 12:14 PM	1012	1983	54	0	1912	https://www.facebook.com/events/765846200157795/
Link	The US National Weather Service Houston-Galveston Texas just released a new Turn Around Don't Drown PSA. Did you know it takes just 12 inches of flowing water to carry off a small car; 18 to 24 inches for larger vehicles... More than half of the deaths from flooding each year occur in vehicles. Never underestimate the power of water. http://youtu.be/e16mIIHKrVY	3/11/15 9:13 AM	810	1715	35	1	1283	https://www.facebook.com/SeabrookTX/posts/1208347159181910
Photo	Council and City staff direction on how to plan for the immediate and long-term future of Seabrook. There are a total of 30 quick questions that will only take a few minutes of your time. Your input is greatly appreciated. Please share this post with all your Seabrook friends. The survey will close on Tuesday, March 31. Take Survey: https://www.surveymonkey.com/s/SeabrookSurvey	3/10/15 7:00 PM	1375	2680	167	1	1759	https://www.facebook.com/SeabrookTX/posts/1207816339234992:0
Status	portion of the Houston Ship Channel also remains closed due to the collision of two vessels, one of which is leaking a flammable liquid gasoline additive identified as Methyl tert-butyl ether (MTBE). Harris County Hazmat is in Morgan's Point and is actively monitoring the air. Additional updates will be posted as they become available. Please monitor the La Porte Office of Emergency Management page for updates.	3/9/15 1:16 PM	2680	5591	256	1	2747	https://www.facebook.com/SeabrookTX/posts/1206686362681323
Status	Seabrook residents, please share this information. The City of Morgan's Point is under a Shelter In Place due to an incident in the ship channel. Residents of Morgan's Point should go inside, shut all doors and windows, and turn off the thermostat. Updates will be posted to the La Porte Office of Emergency Management page	3/9/15 11:40 AM	12192	24995	1358	17	5525	https://www.facebook.com/SeabrookTX/posts/1206619002688059
Link	Seabrook Community Survey - Input Needed	3/9/15 7:59 AM	2091	4371	174	2	2634	https://www.facebook.com/SeabrookTX/posts/1206453946037898
Link	70 degrees at 7 a.m. this morning... tomorrow at 7 a.m. it will be 36 degrees. Gotta love Texas weather! http://www.weather.com/weather/5day/l/77586:4:US	3/4/15 5:58 AM	1914	3774	186	1	3343	https://www.facebook.com/SeabrookTX/posts/1201727363177223
Photo	The time changes this weekend so don't forget to "spring forward"... and this is also a great time to change the batteries in your smoke detectors :-)	3/3/15 6:32 AM	1199	2450	69	1	1063	https://www.facebook.com/SeabrookTX/posts/1200956813254278:0
Photo	Thank you Linda for sharing :-) It is always nice to see our officers lending a hand in our community!	2/26/15 11:28 AM	3074	6479	626	0	5192	https://www.facebook.com/SeabrookTX/posts/1197282173621742
Event	Lucky Trail Marathon: Full, Half and 5K	2/26/15 6:08 AM	375	785	9	0	657	https://www.facebook.com/events/441965249312178/
Link	resident of the City of Seabrook for twelve months or longer and are registered to vote in the state of Texas may run for Seabrook City Council. The City Council Election will take place on Saturday, May 9th. Candidates who wish to run must file by February 27th at 5 p.m. Seabrook City Council is made up of seven city council members, which includes the mayor. Three of those positions are up for election this spring: Position #1, Position #3 and	2/24/15 9:14 AM	483	1005	32	0	825	https://www.facebook.com/SeabrookTX/posts/1195828700433756
Link	February Sales Tax Revenues	2/24/15 8:02 AM	321	710	8	0	572	https://www.facebook.com/SeabrookTX/posts/1195782587105034
Video	the 2015 Great Texas Warrant Round-Up (WRU) during an area wide press conference on Friday, February 20, 2015 at the Baytown Municipal Court. Seabrook will be among 300 jurisdictions across the state that will engage in this annual law enforcement campaign that begins Saturday, March 7, 2015. Neighboring jurisdictions joining this statewide initiative as regional participants include Harris, Galveston, Fort Bend, and Waller Counties. The	2/24/15 7:49 AM	1912	4033	188	0	2708	https://www.facebook.com/SeabrookTX/videos/1195775470439079/
Link	Seabrook to participate in 2015 Warrant Round-Up	2/20/15 2:16 PM	1167	2430	156	0	1740	https://www.facebook.com/SeabrookTX/posts/1192914044058555
Photo	Out on the Police Boat this morning ☐	2/19/15 7:19 AM	1398	2984	210	1	2620	https://www.facebook.com/SeabrookTX/posts/1191859267497366:0

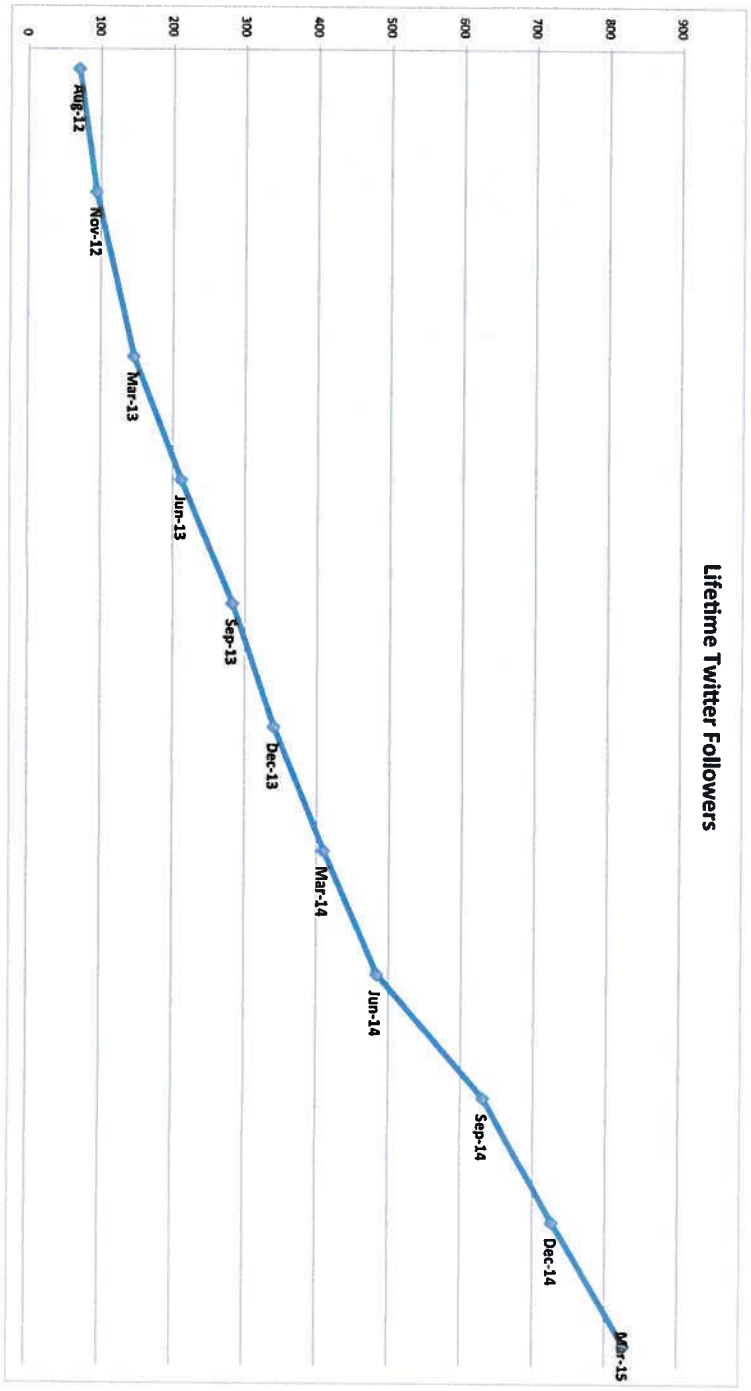
Video	Waterfront properties available + SH 146 pad sites open + Retail, dining & development incentives + Scenic location on Clear Lake & the Bay + Over 75,000 daily commuters + Over 3 million yearly tourists + 10 Minutes from Johnson Space Center + 25 Minutes from Downtown Houston + Less than 5 minutes from Bayport Cruise Terminal with over 6,000 passengers & crew members visiting each weekend Beacon Hill Bed and Breakfast in	2/16/15 6:31 AM	3168	6515	325	2	3674	https://www.facebook.com/SeabrookTX/videos/1189494261067200/
Photo	Don't let the temperature outside fool you this morning... As the day progresses it is going to get cold and rainy so you may want to grab a jacket on your way out the door.	2/16/15 5:34 AM	633	1233	37	0	1014	https://www.facebook.com/SeabrookTX/posts/1189458521070774:0
Photo	Happy Valentines Day Seabrook! Get out and enjoy this B-E-A-U-T-I-F-U-L day =□=□ =□	2/14/15 7:52 AM	1690	3246	165	1	2362	https://www.facebook.com/SeabrookTX/posts/1187856337897659:0
Link	City Update - February E-News from Seabrook	2/12/15 7:57 AM	763	1614	67	0	1458	https://www.facebook.com/SeabrookTX/posts/1186405631376063
Photo	Fallen's scholarship program for the children of Texas First Responders. The race is held on the Seabrook nature trails surrounded by a diverse habitat of both fresh and salt marsh, the coastline of the Galveston Bay, wetlands, and wild-life and bird sanctuaries. The course consists of crushed granite surface. In addition to participating in a single race, runners can enter one of the challenges by finishing two races. This popular event has been known for	2/11/15 8:05 AM	458	927	38	0	862	https://www.facebook.com/SeabrookTX/posts/1185580334791926
Status	Tuesday, January 27 at approximately 11:45 p.m. a women entered the Citgo gas station located at 1802 Second Street in Seabrook and pulled out a small handgun demanding that the Citgo owner give her his phone and all his money. The owner refused to give up his phone but did give the suspect all of the cash in the cash register. The owner reported that the suspect stole approximately $3,480 in cash. The suspect has been described as a Hispanic	2/6/15 8:16 AM	14256	28680	2649	12	4149	https://www.facebook.com/SeabrookTX/posts/1182010018482291
Link	Who is wearing RED today in support of heart disease awareness? It's National Wear Red Day and February is National Heart Month. Help raise awareness about heart disease. http://youtu.be/ZtgEOKZbJLw	2/6/15 7:25 AM	547	1169	12	0	758	https://www.facebook.com/SeabrookTX/posts/1181985738484719
Photo	Alvin is pictured below, he is a tan and white Italian Greyhound that has gone missing from Seabrook Island. Contact Don at (713) 305-4194 if found.	2/5/15 8:23 PM	5648	10494	341	12	1891	https://www.facebook.com/SeabrookTX/posts/1181736671842959:0
Photo	I had a marketing meeting at the Seabrook Waffle Company this morning and I couldn't resist getting a waffle .-)	2/4/15 8:43 AM	2882	5737	365	2	3661	https://www.facebook.com/SeabrookTX/posts/1180597708623522:0
Link	Steps, One Sticker" inspection and registration program. Under the new system, Texas vehicle owners will need to pass inspection prior to renewing their registration. The familiar blue-bordered registration sticker will serve as proof of both inspection and registration. The first year of the program is a transition period to allow vehicles' inspection and registration expiration dates to align. Here is what drivers will need to do: March 1, 2015 -	2/3/15 1:23 PM	2622	5547	213	1	2227	https://www.facebook.com/SeabrookTX/posts/1179936752022951
Link	We are only going to keep this survey open for one more day so be sure to send us your feedback. All feedback will be shared directly with developers and potential grocery store chains. www.seabrooktx.gov/survey	1/29/15 3:00 PM	3072	6537	188	2	2226	https://www.facebook.com/SeabrookTX/posts/1174715155878444
Photo	Scouting for Food food drive. To participate simply leave a bag of non-perishable food outside your home by 9 a.m. on Saturday, January 31 and the Boy Scouts will pick it up. Scouting for Food is the leading service program for Boy Scouts of America and is a part of the national BSA program - Good Turn for America. In partnership with the Houston Food Bank and "Souper Bowl of Caring," this council-wide service project began Saturday, January 24,	1/29/15 6:39 AM	992	2093	68	0	1121	https://www.facebook.com/SeabrookTX/posts/1174711622545464:0
Photo	If you see or smell smoke this may be why...	1/28/15 1:12 PM	857	1730	91	0	1643	https://www.facebook.com/SeabrookTX/posts/1174011525948807
Photo	Check out this awesome local Seabrook business who is going to donate 20% of their proceeds on Saturday to the Seabrook Volunteer Fire Department. . plus there will be free BBQ and Ice Cream!!!	1/27/15 1:45 PM	732	1531	89	0	1440	https://www.facebook.com/SeabrookTX/posts/1173135202703106
Photo	All proceeds will benefit the Seabrook Rotary Foundation and the Seabrook Police Officers Association Charities. Don't forget your dancing shoes. Not only will the event include a wonderful variety of food prepared by Bay Area Celebrity Chefs, this year, the Men Who Cook event will feature the musical talents of the Mambo Jazz Kings. Buy tickets at: http://seabrookmenwhocook.org	1/27/15 11:55 AM	482	1060	28	0	1028	https://www.facebook.com/SeabrookTX/posts/1173073162709310
Link	Please take 5 minutes to complete this survey: http://www.seabrooktx.gov/survey.	1/26/15 7:00 PM	11400	23832	749	4	6091	https://www.facebook.com/SeabrookTX/posts/1172065222810104
Link	Seabrook Survey - Input Needed	1/26/15 12:51 PM	977	2081	89	2	1308	https://www.facebook.com/SeabrookTX/posts/1172061152810511
Video	unique Seabrook business. This month's featured business is Melinda's Boutique and Grand Central Station. Melinda's Boutique, formerly Le Petit Boutique is a ladies' boutique in Old Seabrook, featuring the current trends in fashions and jewelry at affordable prices. It's Hip, It's Now, It's WOW!! Grand Central Station Gift Boutique is a whimsical store just off SH 146 that is packed with eclectic GIFTS, HOME DECOR & MORE! Locally owned. Did you	1/26/15 12:05 PM	1844	3735	258	1	2576	https://www.facebook.com/SeabrookTX/videos/1172028642813762/

Link	January Sales Tax Revenues	1/26/15 6:58 AM	250	434	10	0	394	https://www.facebook.com/SeabrookTX/posts/1171814009501892
Link	May 9, 2015 City Council Election are now available in the City Secretary's Office at City Hall, 1700 First Street. Candidate filing runs from January 28 through February 27. All packets must be returned to the City Secretary's Office by Friday, February 27 at 5:00 p.m. Potential candidates may download the PDF containing filing materials at www.seabrooktx.gov/elections. They may also pick up a packet by visiting City Hall during office hours. Three	1/26/15 5:30 AM	7748	13794	116	0	4554	https://www.facebook.com/SeabrookTX/posts/1169547099728583
Photo	What a beautiful day to get out and enjoy the outdoors. Pine Gully Park is the perfect place take the kids! Enjoy the Natural Playground and Fishing Pier :-)	1/24/15 10:15 AM	1646	3257	444	1	3220	ms.c.qXxPj9sNwOAIAzeqApjX%7E%3Bou1AsVVvnlyhxHJY3GlwsSq5ZEFqR1I1XMBVLuOFy7wnIT5Bd8bR19QGJBMuI8juSVkHQTfZxJ0uG3IB7IJSnOrPx3W2zQJahzO6lgpKMU0be
Photo	George Szakacs (don't ask how to pronounce that) our IT Director about to cut a slice of Peanut Butter Pie from Seabrook Classic Cafe in honor of #NationalPieDay	1/23/15 1:23 PM	763	1508	98	0	1379	https://www.facebook.com/SeabrookTX/posts/1169723709710922:0
Photo	20 brown pelicans being released back into the wild this weekend at McHale Park in Seabrook - 400 Todville Road.	1/23/15 11:52 AM	2055	4324	270	0	4036	https://www.facebook.com/SeabrookTX/posts/1169673329715960
Status	Yum! It's #NationalPieDay and one of the best places to grab a slice is Seabrook Classic Cafe.	1/23/15 10:46 AM	652	1326	43	0	1286	https://www.facebook.com/SeabrookTX/posts/1169642073052419
Link	Election Packets Available for Council Candidates	1/23/15 7:22 AM	328	654	13	0	625	https://www.facebook.com/SeabrookTX/posts/1169536679729625
Status	The sunshine has been really GREAT! Be sure to get out and enjoy our parks and trails on this beautiful day :-)	1/19/15 8:33 AM	767	1525	55	0	1375	https://www.facebook.com/SeabrookTX/posts/1166708080012485
Photo	Seabrook, Texas - Your City Government's cover photo	1/15/15 12:34 PM	679	1355	29	0	1318	https://www.facebook.com/SeabrookTX/posts/1163352200348073
Photo	Seabrook, Texas - Your City Government shared Seabrook Lucky Trail Marathon's photo.	1/15/15 12:33 PM	755	1499	102	0	1429	https://www.facebook.com/SeabrookTX/posts/1163351577014802
Link	This great event is right around the corner. . make plans now to attend the 16th annual Yachty Gras Boat parade!	1/15/15 12:28 PM	269	546	31	0	485	https://www.facebook.com/SeabrookTX/posts/1163347663681860
Status	The sun is out and we are finally starting to warm up a bit... Check out this weather fact from the US National Weather Service Houston-Galveston Texas.	1/15/15 11:03 AM	549	1145	42	0	1102	https://www.facebook.com/SeabrookTX/posts/1163283847021575
Status	Looks like we can expect another rainy cold day. Be sure to slow down and avoid flooded areas.	1/11/15 6:53 AM	735	1415	27	0	1369	https://www.facebook.com/SeabrookTX/posts/1159371710746122
Photo	Seabrook is home to some AWESOME restaurants and who doesn't like to eat?!? From time to time I will post photos of my food while out and about in Seabrook. Check out these good places to eat in Seabrook!	1/9/15 11:20 AM	1349	2827	428	1	2701	ms.c.eJwzNDQ1tzS2NDcwNzU1tbSw1DOECHgaWFhYGhaZAQB0OAbU.bps.e.469308649752435.126910.198016716881631&type=1
Link	New restaurant opening in Seabrook this Friday, January 9th. Blue Palms on NASA Parkway in the old Baileys building :-)	1/8/15 1:28 PM	2400	4440	401	0	3619	https://www.facebook.com/SeabrookTX/posts/1157219490961344
Link	Check out this awesome Rabies Awareness Vaccine Clinic being held The Majestic Pet Hotel & Boutique right here in Seabrook!	1/8/15 9:35 AM	201	410	11	0	386	https://www.facebook.com/SeabrookTX/posts/1157079924308634
Link	Council Grants Preliminary Approval of PUD	1/7/15 2:35 PM	801	1648	96	1	1479	https://www.facebook.com/SeabrookTX/posts/1156546457695314
Link	to 12 hours of sub-freezing weather through Thursday morning. The primary danger from freezing weather is to People, Pets, Pipes, and Plants (the 4 P's). Residents should take steps to protect their family, pets and property from the impact of freezing temperatures. Recommended actions to do so are listed here: PROTECT PEOPLE • Keep warm, stay inside if possible. • If you need to go out, dress in layers and wear hats, gloves and an	1/6/15 4:23 PM	1745	3233	135	1	2367	https://www.facebook.com/SeabrookTX/posts/1155596111123682

Link	week. The project will start on Surf Oaks Drive and then move toward the north end of Todville Road near Baywood Drive working towards the Bridge near Tenth Street. Contractors will do milling and base repairs as needed and overlay the streets with two inches of asphalt. Motorists can expect lane closures and traffic congestion during construction. Please observe and obey all traffic signs during this construction period. To view	1/5/15 6:51 AM	3674		241		3234	https://www.facebook.com/SeabrookTX/po
Status	A Dense Fog Advisory is in effect for Harris County until 6 am tomorrow (Saturday). Please drive safe during your daily commute.	1/2/15 1:28 PM	604	1369	26	0	1198	https://www.facebook.com/SeabrookTX/po



Date	Followers
Aug-12	70
Nov-12	94
Mar-13	146
Jun-13	212
Sep-13	283
Dec-13	341
Mar-14	410
Jun-14	484
Sep-14	631
Dec-14	727
Mar-15	827



Twitter Post Insights for January 2015 through March 2015							
Tweet text	**Date**	**Impressions**	**Retweets**	**Replies**	**Favorites**	**URL Clicks**	**Tweet permalink**
The City of Seabrook has now opened several summer jobs... Follow link to view positions. http://t.co/dTwyYurz9R	2015-03-30	91	1	0	1	7	https://twitter.com/SeabrookTX/status/582565832443695105
Due to recent rain and warmer temperatures Seabrook will spray for mosquitoes on Saturday night, weather permitting. http://t.co/ThhuUVzkhV	2015-03-27	119	1	0	1	0	https://twitter.com/SeabrookTX/status/581598019507847169
Contractors will finish shoulder work on Todville soon and begin milling on Red Bluff east of SH 146 today. http://t.co/B1JWbj8TG2	2015-03-25	106	0	0	1	0	https://twitter.com/SeabrookTX/status/580773226416091136
Seabrook Police Department Recruitment: https://t.co/1ByiVFLWp9 via @YouTube - To apply go to http://t.co/OL4HELx78p	2015-03-24	109	0	0	1	0	https://twitter.com/SeabrookTX/status/580473051114029056
Our phone lines are back online. Thank you for your patience.	2015-03-20	106	0	0	0	0	https://twitter.com/SeabrookTX/status/578751963765977088
Please remember 911 is for emergencies only; DO NOT call 911 for non-emergencies.	2015-03-19	114	0	0	0	0	https://twitter.com/SeabrookTX/status/578682768495943680
The City's main phone lines are currently down, including the non-emergency phone number. 911 has not been affected by this outage.	2015-03-19	118	0	0	0	0	https://twitter.com/SeabrookTX/status/578682713554583552
My Business Belongs in Seabrook: DC Inspection Services: https://t.co/BdzhvgVNZo via @YouTube	2015-03-19	110	0	0	0	1	https://twitter.com/SeabrookTX/status/578603789084717056
The Seabrook City Council meeting has now been adjourned. #seabrookcouncil	2015-03-18	118	0	0	0	0	https://twitter.com/SeabrookTX/status/577998187832569856
Item 5.2 Establish future meeting dates. #seabrookcouncil	2015-03-18	121	0	0	0	0	https://twitter.com/SeabrookTX/status/577997313915777024
Item 5.1 Approve the Action Items Checklist. #seabrookcouncil	2015-03-18	113	0	0	0	0	https://twitter.com/SeabrookTX/status/577996947094548480

Item 5.0 Routine Business #seabrookcouncil	2015-03-18	112	0	0	0	0	https://twitter.com/SeabrookTX/status/577996910880931841
Item 4.6 is approved by by unanimous consent. #seabrookcouncil	2015-03-18	113	0	0	0	0	https://twitter.com/SeabrookTX/status/577996867708981249
Item 4.6 Accept certification that all candidates for May 9 election are unopposed and first reading of Ord. No. 2015-07. #seabrookcouncil	2015-03-18	105	0	0	0	0	https://twitter.com/SeabrookTX/status/577996646975340544
Item 4.5 was approved by unanimous consent. #seabrookcouncil	2015-03-18	105	0	0	0	0	https://twitter.com/SeabrookTX/status/577996503421079552
Item 4.4 Review and allocate funds for events funded with HOT funds. #seabrookcouncil	2015-03-18	94	0	0	0	0	https://twitter.com/SeabrookTX/status/577995689646383105
Item 4.3 was approved by unanimous consent. #seabrookcouncil	2015-03-18	84	0	0	0	0	https://twitter.com/SeabrookTX/status/577995589134118912
Item 4.3 Consider amending HOT Application process. #seabrookcouncil	2015-03-18	78	0	0	0	0	https://twitter.com/SeabrookTX/status/577995502546857984
Council approves Item 4.2 by unanimous consent. #seabrookcouncil	2015-03-18	81	0	0	0	0	https://twitter.com/SeabrookTX/status/577991383643873280
Item 4.2 Consider approval of an agreement with Freese and Nichols for the development of the Master Plan. #seabrookcouncil	2015-03-18	89	0	0	0	0	https://twitter.com/SeabrookTX/status/577989374077333504
Item 4.5 Consider preliminary approval of the Chesapeake Bay Senior Living Apartments PUD. #seabrookcouncil	2015-03-18	78	0	0	0	0	https://twitter.com/SeabrookTX/status/577989229206118400
Council approves the signage by unanimous consent. #seabrookcouncil	2015-03-18	70	0	0	0	0	https://twitter.com/SeabrookTX/status/577989107084701696
Item 4.1 Consider approval to Lakewood Yacht Club for placement of an off-premise sign. #seabrookcouncil	2015-03-18	65	0	0	0	0	https://twitter.com/SeabrookTX/status/577987031118131201
Item 4.0 New Business #seabrookcouncil	2015-03-18	58	0	0	0	0	https://twitter.com/SeabrookTX/status/577986978194415617

Consent agenda passes with unanimous consent. #seabrookcouncil	2015-03-18	55	0	0	0	0	https://twitter.com/SeabrookTX/status/577986932321316864
Item 3.6 Consider 2nd and final reading of proposed Ord. No. 2015-05. #seabrookcouncil	2015-03-18	56	0	0	0	0	https://twitter.com/SeabrookTX/status/577986847969689601
Item 3.5 Consider 2nd and final reading of proposed Ord. No. 2015-04. #seabrookcouncil	2015-03-18	54	0	0	0	0	https://twitter.com/SeabrookTX/status/577986804269195264
Item 3.4 Approve the Feb. 2015 Public Safety Report. #seabrookcouncil	2015-03-18	57	0	0	0	0	https://twitter.com/SeabrookTX/status/577986765023137792
Item 3.3 Approve the Feb. 2015 Building Report. #seabrookcouncil	2015-03-18	51	0	0	0	0	https://twitter.com/SeabrookTX/status/577986724480978944
Item 3.2 Approve minutes of the March 3 meeting. #seabrookcouncil	2015-03-18	50	0	0	0	0	https://twitter.com/SeabrookTX/status/577986688451891200
Item 3.1 Approve excused absences for Councilors Botkins, Giangrosso and Kolupski. #seabrookcouncil	2015-03-18	50	0	0	0	0	https://twitter.com/SeabrookTX/status/577986651202281472
Item 3.0 Consent Agenda- Items will be considered and enacted by one motion. #seabrookcouncil	2015-03-18	46	0	0	0	0	https://twitter.com/SeabrookTX/status/577986614766354432
Item 2.1 Mayor, Council and staff may make announcements about upcoming events. #seabrookcouncil	2015-03-18	46	0	0	0	0	https://twitter.com/SeabrookTX/status/577986576967299072
Item 2.0 Public Comments and Announcements #seabrookcouncil	2015-03-18	49	0	0	0	0	https://twitter.com/SeabrookTX/status/577986542196551680
Item 1.1 Presentation Freese and Nichols on the final proposed scope of work for Master Plan. #seabrookcouncil	2015-03-18	53	0	0	0	0	https://twitter.com/SeabrookTX/status/577983403238109184
Item 1.0 Presentations #seabrookcouncil	2015-03-18	48	0	0	0	0	https://twitter.com/SeabrookTX/status/577983362398224384
Agenda is available for download http://t.co/NRGk294V9x. #seabrookcouncil	2015-03-18	49	0	0	0	0	https://twitter.com/SeabrookTX/status/577983318588727296

Council will consider, discuss and if appropriate take action on agenda items. #seabrookcouncil	2015-03-18	46	0	0	0	0	https://twitter.com/SeabrookTX/status/577983285537599488
Seabrook City Council meeting is now in session. #seabrookcouncil	2015-03-18	46	0	0	0	0	https://twitter.com/SeabrookTX/status/577983250171232256
Seabrook urges residents to get involved by applying to sit on a board or commission. http://t.co/vhjlOYCENs	2015-03-17	58	0	0	0	1	https://twitter.com/SeabrookTX/status/577871838916694016
Portion of Meyer and East Meyer will be closed on Sat. & Sun. from 6:45 am to 7:45 am for the Lucky Trail Race. http://t.co/CGX2Qf5TA0	2015-03-12	92	1	0	1	0	https://twitter.com/SeabrookTX/status/576105074587471872
Turn Around Don't Drown PSA: http://t.co/C4QNmt7N63 via @YouTube	2015-03-11	80	0	0	1	2	https://twitter.com/SeabrookTX/status/575691164042555392
Seabrook Community Survey - https://t.co/ruyWt2JYqE - Your input is appreciated. http://t.co/n7qYKW4BsH	2015-03-09	91	0	0	2	1	https://twitter.com/SeabrookTX/status/574947729866162176
Don't forget to "spring forward" this weekend...plus be sure to change the batteries in your smoke detectors. :-) http://t.co/8LsGzYNjT3	2015-03-03	149	1	0	0	0	https://twitter.com/SeabrookTX/status/572767442478374912
Deadline to file for Seabrook City Council is Fri. Feb. 27 at 5pm. More info at http://t.co/yszo8ZG8bs.	2015-02-24	112	0	0	0	0	https://twitter.com/SeabrookTX/status/570270917001134080
Seabrook February Sales Tax numbers reflect a 12.05% increase or a $37,801.55 increase from February 2014. http://t.co/5cLnBFBuF1	2015-02-24	122	0	0	1	0	https://twitter.com/SeabrookTX/status/570252308837216256
Seabrook to participate in 2015 Warrant Round-Up: http://t.co/69ewh7NNMh via @YouTube	2015-02-24	114	0	0	0	0	https://twitter.com/SeabrookTX/status/570248461230190592
Seabrook is participating in #WarrantRoundUp - pay warrant online at http://t.co/KIDJTJGU17. http://t.co/j5gtmBH2Nr	2015-02-20	153	0	0	0	0	https://twitter.com/SeabrookTX/status/568896975904628736
Check out the City of Seabrook's February edition of City Update! http://t.co/SmHNm6WOpU	2015-02-12	138	0	0	0	2	https://twitter.com/SeabrookTX/status/565902495063752704
The Seabrook City Council meeting has now been adjourned. #seabrookcouncil	2015-02-04	178	0	0	0	0	https://twitter.com/SeabrookTX/status/562805711890313216

Item 6.2 Establish future meeting dates. #seabrookcouncil	2015-02-04	173	0	0	0	0	https://twitter.com/SeabrookTX/status/562804129169686528
Item 6.1 Approve the Action Items Checklist. #seabrookcouncil	2015-02-04	169	0	0	0	0	https://twitter.com/SeabrookTX/status/562804087373443072
Item 6.0 Routine Business #seabrookcouncil	2015-02-04	156	0	0	0	0	https://twitter.com/SeabrookTX/status/562804054800465921
Item 5.1 Consider participation in and the allocation of funds for the EAA trip to Washington, D.C. #seabrookcouncil	2015-02-04	174	0	0	0	0	https://twitter.com/SeabrookTX/status/562803520752340993
Item 5.0 Old Business #seabrookcouncil	2015-02-04	163	0	0	0	0	https://twitter.com/SeabrookTX/status/562803486757494784
Item 4.4 was approved by unanimous consent. #seabrookcouncil	2015-02-04	160	0	0	0	0	https://twitter.com/SeabrookTX/status/562803395397177346
Item 4.4 Consider first and final reading of proposed Ord. No. 2015-02 â€œOrdering a General & Special Electionâ€ . #seabrookcouncil	2015-02-04	171	0	0	0	0	https://twitter.com/SeabrookTX/status/562803148814041088
Council will promote Meredith Brant upon Ms. Glaser retirement and will start recruiting an Assistant City Secretary. #seabrookcouncil	2015-02-04	175	0	0	1	0	https://twitter.com/SeabrookTX/status/562802997416456193
Item 4.5 Consider retirement of City Secretary on July 1 and plans for replacement. #seabrookcouncil	2015-02-04	153	0	0	0	0	https://twitter.com/SeabrookTX/status/562801696225894400
Item 4.1 approved by unanimous consent. #seabrookcouncil	2015-02-04	144	0	0	0	0	https://twitter.com/SeabrookTX/status/562801565376184322
Item 4.1 Consider the final report and proposed charter amendments for submission to the voters. #seabrookcouncil	2015-02-04	145	0	0	0	0	https://twitter.com/SeabrookTX/status/562801337575174147
Item 7.0 Council will now hold a closed Executive Session in accordance with Open Meeting Act. #seabrookcouncil	2015-02-04	142	0	0	0	0	https://twitter.com/SeabrookTX/status/562792439392792576
Item 4.3 was approved by unanimous consent. #seabrookcouncil	2015-02-04	127	0	0	0	0	https://twitter.com/SeabrookTX/status/562792254423986177

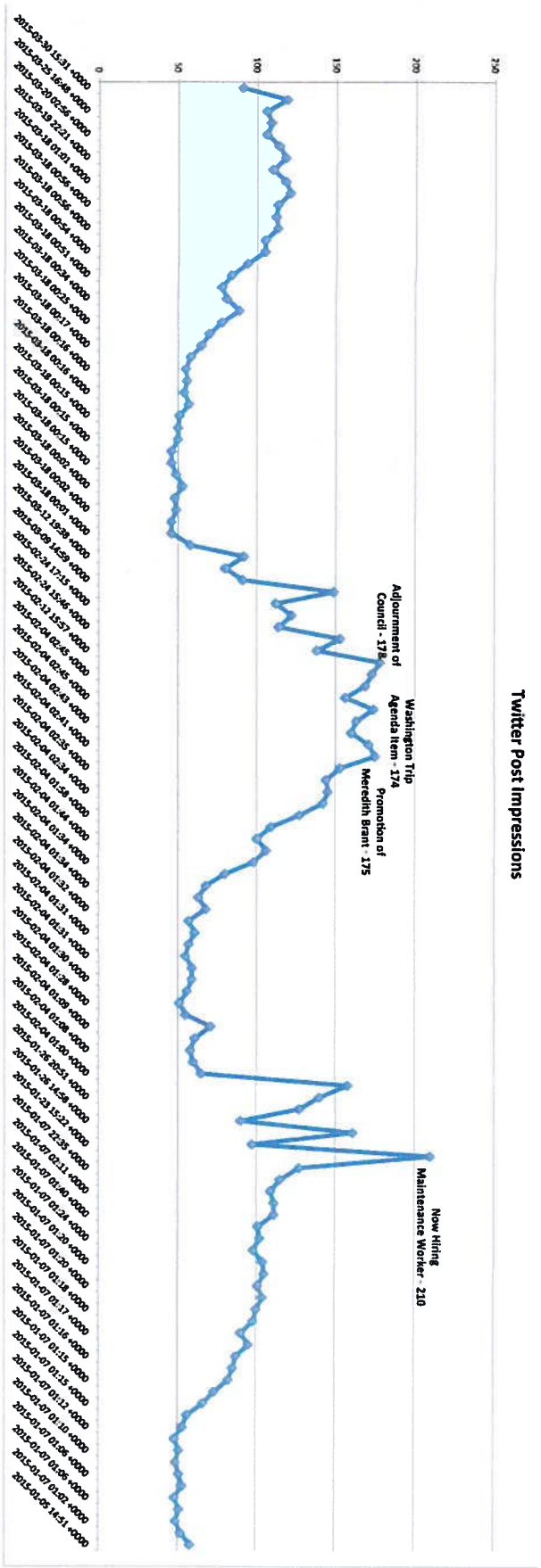
Item 4.3 Consider recommendations by Public Safety Task Force for 2015 expenditures of Public Safety Fund. #seabrookcouncil	2015-02-04	109	0	0	0	0	https://twitter.com/SeabrookTX/status/562788706365763584
Item 4.2 was approved by unanimous consent. #seabrookcouncil	2015-02-04	100	0	0	0	0	https://twitter.com/SeabrookTX/status/562788660857548800
Consent Agenda was approved by unanimous consent with the exception of item 3.4 which was pulled. #seabrookcouncil	2015-02-04	106	0	0	0	0	https://twitter.com/SeabrookTX/status/562787334647984128
Item 4.2 Consider recommendation from staff to proceed with proposal from Vortex for Splash Pads. #seabrookcouncil	2015-02-04	98	0	0	0	0	https://twitter.com/SeabrookTX/status/562786252920197120
Item 4.0 New Business #seabrookcouncil	2015-02-04	80	0	0	1	0	https://twitter.com/SeabrookTX/status/562786221014151171
Item 3.4 was approved, Kolupski abstained. #seabrookcouncil	2015-02-04	68	0	0	0	0	https://twitter.com/SeabrookTX/status/562786174625140736
Item 3.7 Approve application for parade permit for the Solider Ride on March 6. #seabrookcouncil	2015-02-04	63	0	0	0	0	https://twitter.com/SeabrookTX/status/562785692401815554
Item 3.6 Accept the 5-Year Water & Sewer Rate Study. #seabrookcouncil	2015-02-04	68	0	0	0	0	https://twitter.com/SeabrookTX/status/562785638895071232
Item 3.5 Approve proposed Res. No. 2015-02 â€œSanitation Proceduresâ€ . #seabrookcouncil	2015-02-04	57	0	0	0	0	https://twitter.com/SeabrookTX/status/562785559173935107
Item 3.4 Consider request by B. Fredrichs Jr. to withdraw request for joint public hearing on Feb. 17. #seabrookcouncil	2015-02-04	61	0	0	0	0	https://twitter.com/SeabrookTX/status/562785514114543616
Item 3.3 Approve minutes of Jan. 20 Council meeting. #seabrookcouncil	2015-02-04	57	0	0	0	0	https://twitter.com/SeabrookTX/status/562785478802673665
Item 3.2 Approve an excused absence for Councilor Botkin. #seabrookcouncil	2015-02-04	55	0	0	0	0	https://twitter.com/SeabrookTX/status/562785441938960385
Item 3.1 Approve Interlocal Agreement with Breath Alcohol Tech. Supervisor. #seabrookcouncil	2015-02-04	59	0	0	0	0	https://twitter.com/SeabrookTX/status/562785403418460161

Item 3.0 Consent Agenda- Items will be considered and enacted by one motion. #seabrookcouncil	2015-02-04	59	0	0	0	0	https://twitter.com/SeabrookTX/status/562785297772347393
Item 2.1 Mayor, Council and staff may make announcements about upcoming events. #seabrookcouncil	2015-02-04	56	0	0	0	0	https://twitter.com/SeabrookTX/status/562784886508236800
Item 2.0 Public Comments and Announcements #seabrookcouncil	2015-02-04	51	0	0	0	0	https://twitter.com/SeabrookTX/status/562784813183422464
Item 1.3 Presentation of Certificates of Appreciation to Charter Review Commission. #seabrookcouncil	2015-02-04	55	0	0	0	0	https://twitter.com/SeabrookTX/status/562782992389914625
Item 1.2 Presentation of final report by the Charter Review Commission. #seabrookcouncil	2015-02-04	71	0	0	0	0	https://twitter.com/SeabrookTX/status/562779845630124035
Item 1.1 Introduce then newly hired police officers and administer the Oath of Office. #seabrookcouncil	2015-02-04	61	0	0	0	0	https://twitter.com/SeabrookTX/status/562779812843253760
Item 1.0 Presentations #seabrookcouncil	2015-02-04	58	0	0	0	0	https://twitter.com/SeabrookTX/status/562779778785488897
Agenda is available for download http://t.co/NRGk28NkhZ. #seabrookcouncil	2015-02-04	60	0	0	0	0	https://twitter.com/SeabrookTX/status/562779750356516866
Seabrook City Council meeting is now in session. #seabrookcouncil	2015-02-04	65	0	0	0	0	https://twitter.com/SeabrookTX/status/562777745152028674
On March 1 the DMV will stop issuing inspection stickers and change to a #TwoStepsOneSticker program. http://t.co/q9Ta6FcLFi	2015-02-03	158	0	0	0	4	https://twitter.com/SeabrookTX/status/562723848932831232
Please take 5 minutes to complete this quick survey about grocery stores. http://t.co/5txdRdlVu1	2015-01-26	140	1	0	0	11	https://twitter.com/SeabrookTX/status/559815826359197697
OPEN YOUR BUSINESS IN SEABROOK! Melindaâ€™s Boutique & Grand Central Station: http://t.co/quelM3wub2 via @YouTube	2015-01-26	127	0	0	0	4	https://twitter.com/SeabrookTX/status/559805017281290240
Seabrook's January Sales Tax figures reflects a 10.99% increase or a $22,255.51 increase from January 2014. #buylocal http://t.co/XPyVTGoxOv	2015-01-26	90	0	0	1	1	https://twitter.com/SeabrookTX/status/559727069106814976

George Szakacs our IT Director cutting a slice of PB Pie from Seabrook Classic Cafe. #NationalPieDay http://t.co/HBXaQs4h88	2015-01-23	161	0	0	0	1	https://twitter.com/SeabrookTX/status/558737332460060673
Information packets for candidates interested in filing for the May 9 election are available - File deadline Feb. 27. http://t.co/51r53zpQql	2015-01-23	97	0	0	0	0	https://twitter.com/SeabrookTX/status/558645835266007040
City of Seabrook now hiring Park Maintenance Worker I (2 positions) - View job at http://t.co/Stc2v52Rv9. http://t.co/lyKgxv6iWr	2015-01-13	210	2	0	0	1	https://twitter.com/SeabrookTX/status/555007687222902784
Seabrook Council Grants Preliminary Approval of PUD - following link to learn more. http://t.co/B5YA3r1H4A	2015-01-07	127	0	0	0	0	https://twitter.com/SeabrookTX/status/552956681593049089
The Seabrook City Council meeting has now been adjourned. #seabrookcouncil	2015-01-07	115	0	0	0	0	https://twitter.com/SeabrookTX/status/552649520970858497
Council approved Item 5.1 which is a preliminary approval of a PUD to create Senior Community Complex. #seabrookcouncil	2015-01-07	109	0	0	0	0	https://twitter.com/SeabrookTX/status/552648783171842048
Item 5.2 Consider preliminary approval of PUD to create Senior Community Complex. #seabrookcouncil	2015-01-07	111	0	0	0	0	https://twitter.com/SeabrookTX/status/552641060757700608
Council is now considering Item 5.1. #seabrookcouncil	2015-01-07	111	0	0	0	0	https://twitter.com/SeabrookTX/status/552640848957931520
Council has now reconvened from Executive Session. #seabrookcouncil	2015-01-07	101	0	0	0	0	https://twitter.com/SeabrookTX/status/552640622352289792
Item 7.0 Council will now hold a closed Executive Session in accordance with Open Meeting Act. #seabrookcouncil	2015-01-07	102	0	0	0	0	https://twitter.com/SeabrookTX/status/552636980232589312
Item 6.2 Establish future meeting dates. #seabrookcouncil	2015-01-07	98	0	0	0	0	https://twitter.com/SeabrookTX/status/552636676187504640
Item 6.1 Approve the Action Items Checklist. #seabrookcouncil	2015-01-07	104	0	0	0	0	https://twitter.com/SeabrookTX/status/552635932608716800
Item 6.0 Routine Business #seabrookcouncil	2015-01-07	105	0	0	1	0	https://twitter.com/SeabrookTX/status/552635896898404352

Council unanimously approved for staff to start moving forward on Item 5.3. #seabrookcouncil	2015-01-07	101	0	0	0	0	https://twitter.com/SeabrookTX/status/552635861527822336
Item 5.3 Consider the Public Notice Request of Sealed Bid Proposals for Property Exchange. #seabrookcouncil	2015-01-07	104	0	0	0	0	https://twitter.com/SeabrookTX/status/552635399667851264
Council will come back to Item 5.1 after an Executive Session is held. #seabrookcouncil	2015-01-07	100	0	0	0	0	https://twitter.com/SeabrookTX/status/552635328482127872
Item 5.1 Consider engaging the services of the law firm Joyce, McFarland, as land acquisition attorney for CDBG. #seabrookcouncil	2015-01-07	98	0	0	0	0	https://twitter.com/SeabrookTX/status/552635177122291712
Item 5.0 New Business #seabrookcouncil	2015-01-07	90	0	0	0	0	https://twitter.com/SeabrookTX/status/552635131270144001
All Consent Items passed with unanimous consent. #seabrookcouncil	2015-01-07	95	0	0	0	0	https://twitter.com/SeabrookTX/status/552635079613100032
Item 4.5 Approve an appointment to the Board of Directos for the Harris-Galveston Subsidence District. #seabrookcouncil	2015-01-07	87	0	0	0	0	https://twitter.com/SeabrookTX/status/552634826696585216
Item 4.4 Consider second and final reading of proposed Ord. No. 2014-28 . #seabrookcouncil	2015-01-07	85	0	0	0	0	https://twitter.com/SeabrookTX/status/552634657292824577
Item 4.3 Approve minutes of the regular council meeting held on Dec. 2. #seabrookcouncil	2015-01-07	82	0	0	0	0	https://twitter.com/SeabrookTX/status/552634623230869506
Item 4.2 Approve mintues of the special joint meeting held on Dec. 2. #seabrookcouncil	2015-01-07	73	0	0	0	0	https://twitter.com/SeabrookTX/status/552634590867619840
Item 4.1 Renew the contract with the Houston Community Newspapers for publication of city notices. #seabrookcouncil	2015-01-07	66	0	0	0	0	https://twitter.com/SeabrookTX/status/552634533061750785
Item 4.0 Consent Agenda #seabrookcouncil	2015-01-07	56	0	0	0	0	https://twitter.com/SeabrookTX/status/552634462786187265
Item 3.1 Consider and Approve Bid Award for FRP# 2014-09, Clock Tower. #seabrookcouncil	2015-01-07	53	0	0	0	0	https://twitter.com/SeabrookTX/status/552633770625347584

Item 3.0 Bid Awards #seabrookcouncil	2015-01-07	48	0	0	0	0	https://twitter.com/SeabrookTX/status/552633721124163585
Item 2.1 Mayor, Council and staff may make announcements about upcoming events. #seabrookcouncil	2015-01-07	51	0	0	0	0	https://twitter.com/SeabrookTX/status/552633417368494080
Item 2.0 Public Comments and Announcements #seabrookcouncil	2015-01-07	49	0	0	0	0	https://twitter.com/SeabrookTX/status/552633380731224065
Item 1.2 Present plan to control feral hogs in city parks. #seabrookcouncil	2015-01-07	51	0	0	0	0	https://twitter.com/SeabrookTX/status/552632407044530176
Item 1.1 Recognize Jen Vajdos, Photojenic as the winner of the 2014 Old Seabrook Holiday Decorating Contest. #seabrookcouncil	2015-01-07	53	0	0	0	0	https://twitter.com/SeabrookTX/status/552632373007769600
Item 1.0 Presentations #seabrookcouncil	2015-01-07	48	0	0	0	0	https://twitter.com/SeabrookTX/status/552632333157679104
Agenda is available for download http://t.co/oDmSQ91Z4i. #seabrookcouncil	2015-01-07	51	0	0	0	2	https://twitter.com/SeabrookTX/status/552632299229958144
Council will consider, discuss and if appropriate take action on agenda items. #seabrookcouncil	2015-01-07	49	0	0	0	0	https://twitter.com/SeabrookTX/status/552631432271511554
Seabrook City Council meeting is now in session. #seabrookcouncil	2015-01-07	52	0	0	0	0	https://twitter.com/SeabrookTX/status/552631400101199874
Road Construction: Please be advised contractors will begin resurfacing Todville Road and Surf Oaks drive this week. http://t.co/8tZq3TqeGs	2015-01-05	58	0	0	1	1	https://twitter.com/SeabrookTX/status/552115272501694464


Twitter Post Impressions
250
200
150
100
50
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Now Hiring Maintenance Worker - 210
Promotion of Meredith Brant - 175
Washington Trip Agenda Item - 174
Adjournment of Council - 178
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2015-01-07 01:02 +0000
2015-01-05 14:31 +0000

YouTube Video Insights from January 2015 through March 2015					
Video	Video Length (minutes)	Views	Average View Duration (minutes)	Shares	URL
State Highway 146 Expansion Animation	2.58	2465	2.3	8	https://youtu.be/f4KH4MqYYXY
Shop, Dine, Stay and EXPERIENCE Seabrook	2.02	430	1.63	0	https://youtu.be/M1_o4DuyEv8
SH 146 Meeting	54.18	197	8.95	0	https://youtu.be/NYX1cfm61Bs
My Business Belongs in Seabrook: Beacon Hill E	1.52	139	1.15	1	https://youtu.be/YUI36zvcm0A
Seabrook Police Department Recruitment	1	105	0.97	3	https://youtu.be/DILSAHDs2e4
My Business Belongs in Seabrook: DC Inspectio	1.77	104	1.43	2	https://youtu.be/KUV9ROSdFic
Carothers Coastal Gardens	1.37	93	1.06	0	https://youtu.be/6-DFFISpV60
My Business Belongs in Seabrook: Melindaâ€™	1.85	62	1.24	1	https://youtu.be/nzFcvB-1Vbw
Seabrook Business Minute	2.8	41	1.88	0	https://youtu.be/9BC-JrC3IFY
Beacon Hill Bed and Breakfast	1.62	35	0.98	0	https://youtu.be/yclo1VJGPTg
Keels & Wheels Concours d'Elegance 2014	2.3	31	1.44	0	https://youtu.be/cjl_ic_tVPQ
Hampton Inn Houston NASA Johnson Space Ce	1.57	30	0.98	0	https://youtu.be/zCIaYvQgmsg
Spring Hill Suites Houston	1.53	30	0.62	0	https://youtu.be/BUZwkzZCTos
Comfort Inn & Suites NASA	1.58	27	0.94	0	https://youtu.be/lgw2HBksG-M
Springhill Suites Business trip	1.12	27	0.69	0	https://youtu.be/5YJ0EZF-Ao0
2014 Seabrook Lucky Trail Marathon	0.77	25	0.61	0	https://youtu.be/ub4n8HI9WYU
2014 Seabrook Bond Election	3.65	25	1.39	0	https://youtu.be/Aq1aJRaM1w8
Seabrook to participate in 2015 Warrant Round	0.7	24	0.74	1	https://youtu.be/_-ESmIdJWcyM
Best Western Plus Seabrook	1.57	23	0.86	0	https://youtu.be/hITkaDDPnEc
Palm Lodge Bed & Breakfast	1.18	22	1.05	0	https://youtu.be/ri90EkRbEiA
Quality Inn Yacht Club Basin	1.57	19	1.06	0	https://youtu.be/MvrG4GXgaFQ

La Quinta	1.57	18	0.95	0	https://youtu.be/f9b-9cPj0nA
Business Minute: State Highway 146	2.43	18	1.55	0	https://youtu.be/mTcyu2hFSZE
Springhill Suites	1.18	17	0.6	0	https://youtu.be/gfiL7afix1s
City of Seabrook- Lucky Trails Marathon	1.23	17	0.69	0	https://youtu.be/TC4rXYRFnss
Business Minute: New Business in Seabrook	2.45	15	1.17	0	https://youtu.be/JbOKZG7IyEw
2014 Holiday Events	1.22	10	0.64	0	https://youtu.be/uiOHQuxwNIs
Pelican Bay Opens June 11th	0.6	8	0.39	0	https://youtu.be/nr56yBUAPAI
Seabrook ALS Ice Bucket Challenge02	2.32	6	2.3	0	https://youtu.be/z9s4XMqImPU
4th of July Kid's Parade	0.58	5	0.46	0	https://youtu.be/W1yt0omZiEw
The Old Parsonage	1.12	5	0.57	0	https://youtu.be/WAvxEfsTzfQ
Remembering Breakfast with Santa	9.63	5	0.56	0	https://youtu.be/gDz7Q2nb5SY
JFest Southwest 2013	2.58	5	1.04	0	https://youtu.be/uyyGCC2LEGc
La Quinta Seabrook	1.05	4	0.79	0	https://youtu.be/0lDSJ1jv8nI
3rd Annual Seabrook Saltwater Derby	0.68	3	0.23	0	https://youtu.be/FTrhtXQToA4
Seabrook Hotel / B&B Tour	2.77	3	1.22	0	https://youtu.be/ -gCGItoUcQY
Hampton Inn Seabrook, TX	0.88	3	0.61	0	https://youtu.be/UDG8sjv1ato
2013 TML Excellence Award	1.45	3	1.13	0	https://youtu.be/XRK7rMG83to
Meet the Seabrook City Council	3.93	3	2.38	0	https://youtu.be/Ptcq6ioyI3w
Pelican Bay 2014	0.6	3	0.51	0	https://youtu.be/Na1AZ7I3PE0
Seabrook's 50th Anniversary	1.28	3	0.82	0	https://youtu.be/wW29bJppjak
Breakfast with the Palm Lodge	1.62	2	1	0	https://youtu.be/xu6A2PzLqWU
2013 Lucky Trail Marathon - Seabrook, TX	1.02	2	0.97	0	https://youtu.be/zQ2DdRhKs7M

2013 Keels & Wheels	2.47	1	2.46	0	https://youtu.be/sGdrYJodzNk
J/Fest 2012 - October 13-14 - Seabrook, TX	1.75	1	0.23	0	https://youtu.be/Bq9FvmulC5g
Comfort Inn & Suites Seabrook	0.82	1	0.86	0	https://youtu.be/_4AmHg8kz9g
La Quinta Seabrook	0.97	1	0.92	0	https://youtu.be/seQjso4Cbbs
Quality Inn Seabrook	1	1	1	0	https://youtu.be/ZAvmyem0Qos
Happy Holidays	0.52	1	0.52	0	https://youtu.be/xgCrrau2IdQ

The City Council and the Planning and Zoning Commission of the City of Seabrook met in special joint session on Tuesday, April 7, 2015 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 - Ex. Abs.	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON - Ex. Abs.	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MESLISSA BOTKIN	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

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

STAFF

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

Mayor Royal called the meeting to order at 6:00 p.m. Chairman Potts conducted the meeting. Councilor Kolupski recused himself for Item 1.1 and left his seat at the council table. He returned to his seat after completion of Item 1.1

1.0 PRESENTATIONS

1.1 Presentation of final plan of the Chesapeake Bay Senior Apartments Planned Unit Development (PUD). This item will be considered for approval at the regular meeting at 7:00 p.m. (Applicant)

Mr. Landis gave a presentation by reviewing the PUD plan that is attached and made a part of Ordinance No. 2015- 11. There were no questions from council members or commission members.

1.2 Presentation of the final plan for El Mar Village Townhomes Planned Unit Development (PUD). This item will be considered for approval at the regular meeting at 7:00 p.m. (Applicant)

Mr. Landis gave a presentation by reviewing the PUD plan that is attached and made a part of Ordinance No. 2015- 10. There will be one private street in the development with a paved surface of approximately 20 feet in width. Although the street does not meet city standards, it will provide sufficient access for emergency vehicles. A 10-foot utility easement on each side of the private street will be dedicated to the city.

Mr. Landis responded to several questions from members of the Council and the Commission. The Homeowners' Association Bylaws are not included in the PUD document. This document is usually submitted at the time of platting. The PUD does not show plans for balconies, delineate ceiling height or show the development of green space within the project. Some units will face El Mar Lane. Applicants will comply with city standards regarding street lighting. In answer to a concern about whether parking on the private street would impede emergency vehicles, Mr. Landis stated that there will be two off-street parking spaces per unit.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

3.0 SPECIFIC PUBLIC HEARING(S)

3.1 Proposed Ordinance No. 2015-08, "Procedure for Consideration of Preliminary PUD Plans. (Landis)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING", ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.10 "PLANNED UNIT DEVELOPMENTS" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

Mr. Landis explained that this ordinance will allow the City Council to make changes at the time of preliminary PUD approval. Currently, only the Planning and Zoning Commission may make changes at the time of preliminary approval. There were no questions from council members or commission members.

Upon an approved motion, Mayor Royal and Chairman Potts adjourned the joint meeting at 6:26 p.m.

Approved by the Planning and Zoning Commission on the 16th day of April 2015.

_____
Michael Potts, Chairman

Approved by the City Council on the 21st day of April 2015.

_____
Glenn R. Royal, Mayor

_____
Michele Glaser, TRMC
City Secretary

The City Council of the City of Seabrook met in regular session on Tuesday, April 7, 2015 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 - Ex. Abs.	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MELISSA BOTKIN	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	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 Pledge of Allegiance.

1.0 PRESENTATIONS

1.1 Present Audit for FY 2013/14. (Auditors)

Debbie Harris, Belt, Harris presented the annual audit report, stating that the City of Seabrook had been issued a clean, unmodified opinion, which is the highest opinion that can be issued. She also stated that there were no deficiencies found in grant operations. She told Council that beginning next fiscal year, there will be a new requirement to report on retirement system liabilities. The City of Seabrook has funded 86.3 percent of its pension program which is above the minimum requirement of 80 percent.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Mike Giangrosso announced the upcoming Keels and Wheels event on May 2 and 3. Mrs. Glaser announced that early voting by personal appearance would begin on Monday, April 27 and Election Day would be May 9. 2015 from 7:00 a.m. until 7:00 p.m.

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

3.0 SPECIFIC PUBLIC HEARING(S)

3.1 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-2 (Residential - Medium Density). This change is contained in proposed Ordinance No. 2015-09. (Applicant)

Owner: Aaron and Shelley Nichols, Blue Canoe Court, Seabrook, Texas 77586
Legal Description: Tract 13, being an 8.52-acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas.

Location: This property is located east of Elam, south of Larrabee, and immediately north of NASA Parkway.

Property owners, Aaron and Shelly Nichols, Seabrook stated that they were unaware that these apartments were zoned in a commercial zone thus making them a pre-existing, non-conforming use. Mr. and Mrs. Nichols stated that they would be unable to rebuild if the apartments were 50 percent or more destroyed by natural disaster, such as fire or floods. In addition, the bank will not fully fund their refinance request, as the property is non-conforming.

4.0 CONSENT AGENDA

4.1 Approve proposed Resolution No. 2015-11, "Denial of Rate Increase Request from CenterPoint Energy." (Cook)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS FINDING THAT CENTERPOINT ENERGY ENTEX'S ("CENTERPOINT" or "COMPANY") STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

4.2 Accept Audit and Comprehensive Annual Financial Report (CAFR) for FY 2013-14. (Lab)

4.3 Approve Resolution No. 2015-09, "Post Issuance Compliance Policy and Procedure Manual." (Lab)

A RESOLUTION ADOPTING A "POST ISSUANCE COMPLIANCE POLICY AND PROCEDURE MANUAL" FOR THE PURPOSE OF COMPLYING WITH APPLICABLE PROVISIONS OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND TREASURY REGULATIONS.

4.4 Request by Crown Castle for its tenant Verizon to modify equipment on property it leases from the City of Seabrook.

Scope of Work: (1) existing line to be replaced with (1) new hybrid line. (1) new Raycap, (3) RRHS, and (3) TMAs to be installed at 116'. All other existing RF configurations and ground equipment will remain the same. Final configuration: (9) panels, (2) MWs, (3) TMAs, 3 RRHs, 1 Raycap, 1 hybrid line, and (21) lines. (Applicant)

4.5 Removed from the Consent Agenda by Councilor Kolupski.

4.6 Approve the minutes of the March 17, 2015 Special Joint Meeting. (Glaser)

4.7 Approve the minutes of the March 17, 2015 regular City Council meeting. (Glaser)

Motion was made by Councilor Giangrosso and seconded by Councilor Botkin

To approve the Consent Agenda with the exception of Item 4.5.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

4.5 Approve a permit for a parade and rededication of the Veterans' Memorial on May 25, 2015 from 9:00 a.m. to 11:00 a.m., including a waiver of permit fees and the partial closing of Second Street to be contingent upon submission of an acceptable form of liability insurance and approval by the city manager concerning details of the event. (Applicant/Cook)

Councilor Kolupski asked why the monument is to be rededicated. Mayor Royal explained that the monument has new management.

Motion was made by Councilor Kolupski and seconded by Councilor Giangrosso

To approve the permit contingent upon submission of an acceptable form of liability insurance and approval by the city manager concerning details of the event.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 NEW BUSINESS

5.1 Consider first reading of proposed Ordinance No. 2015-09, "Amendment to the Official Zoning Map to Rezone 8.52 Acres of Land at 2800 NASA Parkway from C-2 to R-3." (Applicant)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 2, “ADMINISTRATION”, SECTION 2.05, “OFFICIAL ZONING MAP”, BY REZONING THE PROPERTY LOCATED ON 2800 NASA PARKWAY, TRACT 13, BEING AN

8.52 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN $2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Motion was made by Councilor Kolupski and seconded by Councilor Botkin

To approve proposed Ordinance No. 2015-09 on first reading with the reading of the caption serving as the reading of the ordinance.

Mr. Landis explained that when the apartments were originally built, they were conforming as apartments were allowed in commercial zones. This is only one of two apartments in the city that have non-conforming zoning.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Consider first reading of proposed Ordinance No. 2015-10, Final Approval of the El Mar Village Townhomes Planned Unit Development (PUD). (Applicant)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION," SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 2.1640 ACRES OF LAND IN THE RITSON MORRIS SURVEY, ABSTRACT 52 SEABROOK, HARRIS COUNTY, TEXAS, DESCRIBED AS TRACT 1, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N004071, BEING A PORTION OF THE UNRESTRICTED RESERVE IN BLOCK 5 OF MIRAMAR SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 93 OF THE HARRIS COUNTY MAP RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "R-1" ("SINGLE FAMILY DETACHED, TO ("PUD)," PLANNED UNIT DEVELOPMENT FOR A SINGLE FAMILY USE OF TOWNHOMES CONSISTING OF 18 UNITS; 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 AND NOTICE.

Planning and Zoning Commission Chairman, Michael Potts gave the report from the Commission, stating that approval was recommended by the Commission. Mr. Potts

stated that the Home Owners' Association (HOA) restrictions were discussed and the developer stated that he would file the HOA restrictions with the plat.

Motion was made by Councilor Kolupski and seconded by Councilor Giangrosso

To approve proposed Ordinance No. 2015-10 on first reading with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

Councilor Kolupski recused himself and left the council table for Item 5.3.

5.3 Consider first reading of proposed Ordinance No. 2015-11, "Final Approval of the Chesapeake Bay Senior Apartments Planned Unit Development (PUD)". (Applicant)

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 11.7127 ACRES OF LAND, COMPRISING TRACT 1 - 0.2327 ACRES, H.C.C.F. NO. 20070629538, REMAINDER OF 0.2248 ACRES; TRACT 2A - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRE; TRACT 2B - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRES; TRACT 3 - 3.360 ACRES H.C.C.F. NO. U067284, REMAINDER 3.244 ACRES; AND TRACT 4 - 5.72 ACRES OUT OF 10.501 ACRES, H.C.C.F. NO. P969328, REPSDORPH PARTITION, ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY TEXAS, LOCATED BETWEEN WEST REPSDORPH ROAD TO THE WEST, HUCKLEBERRY FINN COVE TO THE EAST, LOT 1 REPSDORPH PARTITION TO THE SOUTH AND PEBBLE BROOK DRIVE TO THE NORTH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT TO PLANNED UNIT DEVELOPMENT, "PUD;" FOR A USE OF A SENIORS ONLY COMPLEX CONSISTING OF 259 MULTI-FAMILY LIVING UNITS; 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 AND NOTICE.

Chairman Potts presented the final report and stated that the Commission recommended approval.

Motion was made by Councilor Miller and seconded by Councilor Giangrosso

To approve first reading of proposed Ordinance No. 2015-11, with the reading of the caption serving as the reading of the ordinance.

Ayes: Royal, Botkin, Giangrosso, Llorente, Miller.
Recused and not voting: Kolupski.

MOTION CARRIED BY MAJORITY VOTE.

Councilor Kolupski resumed his seat at the council table.

5.5 Consider first reading of proposed Ordinance No. 2015-08, "Procedure for Consideration of Preliminary PUD Plans." (Landis)

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE Zoning", ARTICLE 4, "SPECIAL USE REGULATIONS", Section 4.10 "Planned Unit Developments" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

Chairman Potts presented the final report and stated that the Commission recommended approval.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve first reading of proposed Ordinance No. 2015-08, with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.4 Consider the purchase of a Pierce Velocity Pumper with the HGAC approved contractor, Siddons-Martin in the amount of $699,504. Funds are available through the bond proceeds that were issued in January 2015. (Cook/SVFD)

Mrs. Cook stated that this equipment has been prebid through H-GAC. Fire Chief, Ray Cook stated that it takes approximately 8-10 months to build the equipment. The new equipment will replace an older piece of apparatus, which will be used on a reserve basis.

Motion was made by Councilor Kolupski and seconded by Councilor Miller

To approve the purchase of a Pierce Velocity Pumper with the H-GAC approved contractor, Siddons-Martin in the amount of $699,504.00 as recommended by staff.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.6 Consider proposed Resolution No. 2015-10, "Authorization for Acquisition of Real Property Interests for the Hester's Gully Drainage Improvement Project." A record vote will be taken. (Chairez/Cook)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, SEABROOK, TEXAS, AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS BY PURCHASE, DONATION, OR EXERCISE OF THE POWER OF EMINENT DOMAIN FOR THE CONSTRUCTION OF DRAINAGE IMPROVEMENTS FOR "THE HESTER'S GULLY DRAINAGE IMPROVEMENT PROJECT", ("PROJECT") GENERALLY DESCRIBED AS THE DRAINAGE CONVEYANCE WHERE HESTER'S GULLY DRAINS TO GALVESTON BAY TO PROVIDE POSSIBLE RELIEF UPSTREAM IN THE EL MAR, MIRAMAR, OAKS OF SEABROOK AND HARBOR COVE SUBDIVISIONS; DETERMINING THE PUBLIC NECESSITY FOR SUCH PROJECT; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER OF THE CITY OF SEABROOK, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS AND IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, SPECIFICALLY INCLUDING CHAPTER 21 OF THE TEXAS PROPERTY CODE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED, BY A RECORD VOTE, IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Motion was made by Councilor Kolupski and seconded by Councilor Llorente

That the City Council of the City of Seabrook, Seabrook, Texas, in a record vote applying to all units of property to be condemned, adopt Resolution 2015-10 authorizing the use of the power of eminent domain to acquire property interests for the construction of drainage improvements for the Hester's Gully Drainage Improvement Project in those certain lots, tracts, or parcels of land generally identified in Attachment "A" to the Resolution, and authorize to the City Manager, City Attorney, or any special counsel, to supervise such acquisitions and, as necessary, to initiate condemnation proceedings to acquire such property interests.

Ayes: Royal, Botkin, Giangrosso, Kolupski, Llorente, Miller.
Nays: No one.
Abstain: No one.
MOTION CARRIED BY UNANIMOUS CONSENT.

5.7 Consider the expansion and a venue change for the City Christmas Tree Lighting event in December. (Cook)

Mrs. Cook stated that staff will start the process for this event with the funds currently available in the budget for purchasing new decorations and expanding the budget next year for additional decorations. She added that local businesses will be informed of the plan for this event and encouraged to participate. Councilor Kolupski stated that he would not be opposed to expanding the budget for this event. Mrs. Cook stated that she would come back to Council with a more specific plan and a proposed budget at a future meeting.

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To approve the recommendation by staff in concept, pending review of details when they become known.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

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

Mrs. Cook gave an update on several items. She stated that she anticipates reporting on the Mystic Village traffic issues at the next meeting. The splash pad at the pool should be complete by opening day. The clock for the traffic circle is due by mid-May. There will be additional outlets to allow lighting of the clock.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT.

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

Council will hold a planning session on Friday, April 10. The May 5 Council meeting will begin at 7:30 p.m. due to early voting.

7.0 EXECUTIVE SESSION

At 7.57 p.m. Mayor Royal announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076. Security Devices; and Section 551.087, Economic Development.

Section 551.071

7.1 Consult with attorney to receive legal advice on legal issues associated with a Memorandum of Understanding with the Port of Houston Authority. (Cook)

8.0 OPEN MEETING

At 8:38 p.m. Mayor Royal reconvened the meeting in open session and stated that Item 7.1 had been discussed, but no action had been taken.

Upon motion, Mayor Royal adjourned the meeting at 8:39 p.m.

Approved this 21st day of April 2015.

_____
Glenn R. Royal, Mayor

_____
Michele Glaser, TRMC
City Secretary

Revised 03/11

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

Paid $500 deposit
$50 fee

Date of Application: 4/7/15 Name of Applicant: Greg Pennington

Full Address of Applicant: 19702 Sweet Forest Ln. Humble, TX 7734.

Day Time Phone [redacted] Night time phone Same

e-mail address: [redacted]

Name of Organization, Firm or Corporation on whose behalf this application is made: Outloud Productions / Ordinary Saints

Address of Organization (if different from above): _____

City _____ State _____ Zip Code _____

Phone Number of Organization (if different from above): (___) _____

Is the organization recognized as a non-profit organization for tax purposes? No.

Requested Date(s) and Times of the Event: Sunday, August 2 7:30-9:30AM

Location of the Event: South Shore Harbour

Give a brief description of the event: 8th Annual Event - Cycling Portion of the Triathlon utilizes NASA Rd 1 & Hwy 146 in the Seabrook City limits.

Estimated No. of Workers _____ Estimated No. of Attendees 600

Will the event be held in a parking area? No. If so, how many parking spaces will be temporarily lost? 0.

How many parking spaces are you providing for the event? on site parking

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

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? Registration Fee

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

Special Events Application
Revised 03/11
Page 2

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

4-7-15
Date Approved

Signature
Police Department Representative

Comments: YEARLY EVENT AND SECURITY IS PROVIDED BY OUTLOUD

I have enclosed the following items as part of my application:

1. **A completed application form including approval by the Seabrook Police Department.**
2. **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.**
3. **If event is a parade a deposit fee of _____ is included. Deposits are not waived.**
4. **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.)

5. **For special events, a site plan is attached as required by the Code of the City of Seabrook, Section 4.07. (See attached excerpt.)**

6. **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 understand that all required applications, accompanying documents and fees must be submitted to the City Secretary's Office at least 30 days prior to the date of the event, and that the event may not be held without approval of the Seabrook City Council. I have read and have agreed to the above conditions.

Signature of Applicant

GREG PENNINGTON
Printed Name of Applicant

4/7/15
Date Submitted

FOR OFFICE USE ONLY

Reviewed by City Secretary Date

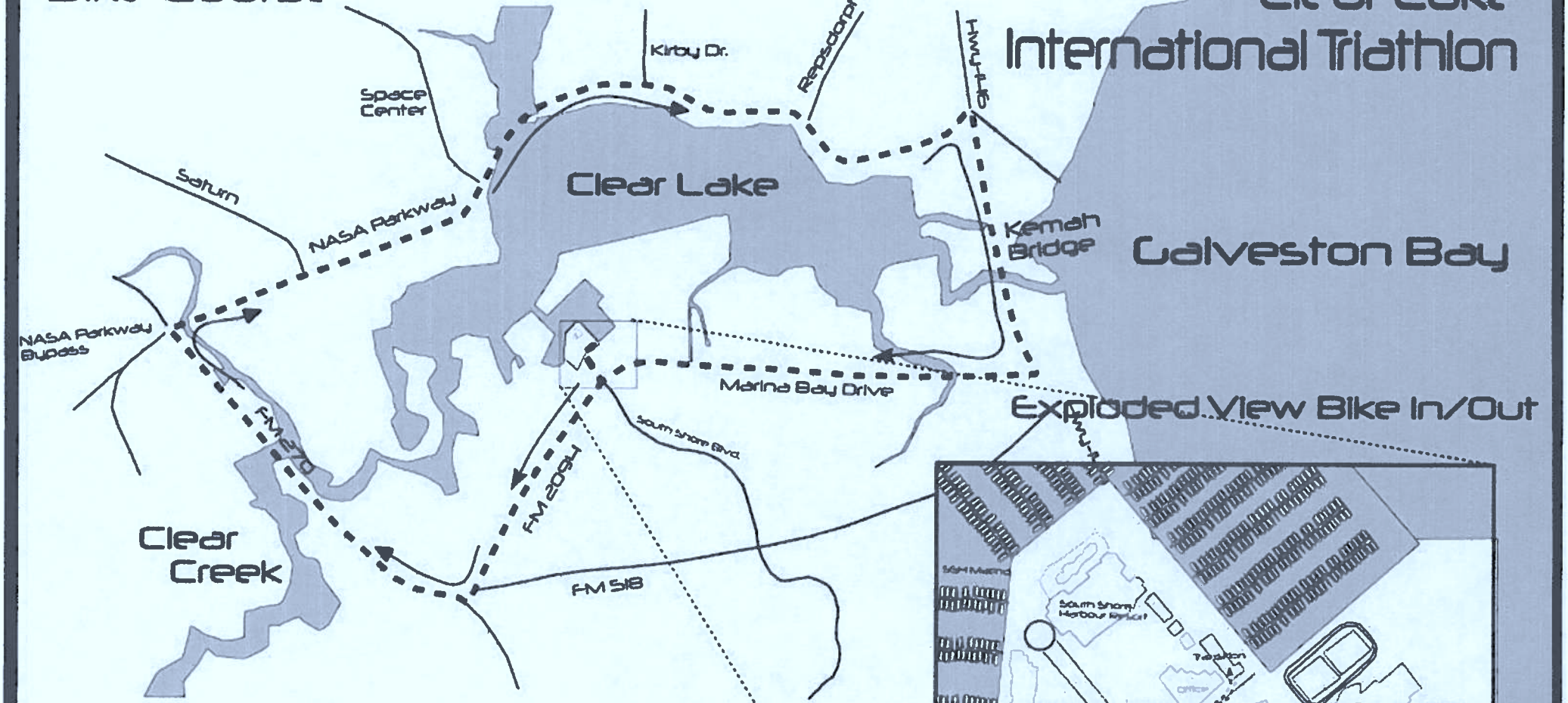
If applicable: Fire Marshal notified _____ Building Official Notified _____ City Mgr _____

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

The following conditions are placed upon this event: _____

Bike Course

Clear Lake International Triathlon



Sprint: One Loop of Clear Lake
Olympic: Two Loops of Clear Lake

CERTIFICATE OF INSURANCE

DATE: 4/10/2015

CERTIFICATE NUMBER: 20150409328821

AGENCY:

ESIX 3 LLC
d/b/a Entertainment & Sports Insurance eXperts (ESIX)
d/b/a Entertainment and Sports Insurance Agency (California)
2727 Paces Ferry Road, Building Two, Suite 1500
Atlanta, GA 30339
678-324-3300 (Telephone)
678-324-3303 (Facsimile)

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 Triathlon of Colorado
5825 Delmonico Drive
Colorado Springs CO 80919-2401

Greg Pennington / Outloud! Productions

INSURERS AFFORDING COVERAGE:

INSURER A: Everest National Insurance Company
INSURER B: Everest National Insurance Company

EVENT INFORMATION:

2015 League City International Triathlon (8/2/2015 - 8/2/2015)

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 Occurrence	SI8ML00212-141	12/1/2014 12:01 AM	12/1/2015 12:01 AM	GENERAL AGGREGATE (Applies Per Event)	$2,000,000
	X Participant Legal Liability				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	$2,000,000
B	UMBRELLA/EXCESS LIABILITY					
	X Occurrence	SI8EX00179-141	12/1/2014 12:01 AM	12/1/2015 12:01 AM	AGGREGATE	$10,000,000
					EACH OCCURRENCE	$10,000,000

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

Coverage applies to the USA Triathlon sanctioned or approved event specified on this certificate.

The certificate holder is an additional insured as per form ECG20600 Additional Insured - Automatic Status When Required in a Written Agreement.

The General Liability policy is primary as per Form CG0001.

The General Liability policy contains a Waiver of Subrogation provision as required by written agreement per Form ECG24522.

CERTIFICATE HOLDER:

City of Seabrook
1700 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.

Mike Arnie

TY OF SEABROOK
REPRINT RECEIPT**

#: 00616671 4/07/2015 11:58 AM
R: 017 TERM: 001
#: 1506

N: 3.0000 LICENSES & PERMITS
OUTLOUD PRODUCTIONS 8/2/15
OUTLOUD PROD 08/02/2015
LICENSES & PERMITS/ 50.00CR

N: 4.0000 COMM HSE/CAROTHER'S
OUTLOUD PRODUCTIONS 8/2/2015
OUTLOUD PRODUCTIONS 8/2/15
COMMUNITY HOUSE DEP 500.00CR

TENDERED: 550.00 CHECK
APPLIED: 550.00-

CHANGE: 0.00

RESOLUTION NO. 2015-12
DENIAL OF RATE INCREASE REQUEST FROM
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC

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

WHEREAS, the City of Seabrook, Texas ("City") is an electric utility customer of CenterPoint Energy Houston Electric, LLC ("CenterPoint" or "Company"), and a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, the City is a member of the Gulf Coast Coalition of Cities ("GCCC") (such participating cities are referred to herein as "GCCC"), a coalition of similarly situated cities served by CenterPoint that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in the CenterPoint's service area; and

WHEREAS, on or about April 6, 2015, CenterPoint filed with the City Application for Approval of a Distribution Cost Recovery Factor ("DCRF") seeking to increase electric distribution rates by $16,704,985 annually; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, GCCC is coordinating its review of CenterPoint's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, the GCCC's members and attorneys recommend that GCCC members deny the DCRF; and

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

Section 1. That the rates proposed by CenterPoint to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by CenterPoint within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to CenterPoint and to Thomas Brocato, General Counsel to the Gulf Coast Coalition of Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this 21st day of April 2015.

_____
Glenn R. Royal, Mayor

ATTEST:

_____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Steven L. Weathered
City Attorney

MODEL STAFF REPORT REGARDING CENTERPOINT'S DISTRIBUTION COST RECOVERY FACTOR FILING

***

The City, along with approximately 25 other cities served by CenterPoint Energy Houston Electric, LLC ("CenterPoint" or "Company") is a member of the Gulf Coast Coalition of Cities ("GCCC"). The coalition has been in existence since the early 1990s. GCCC has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for over 20 years.

On April 6, 2015, CenterPoint filed an Application for Approval of a Distribution Cost Recovery Factor ("DCRF") with each of the cities in their service area. In the filing, the Company asserts that it is seeking a $16,704,985 annual increase in distribution revenues.

GCCC has engaged the services of a consultant, Mr. Karl Nalepa, to review the Company's filing. GCCC's attorney recommends that all GCCC members adopt the Resolution denying the rate change. Once the Resolution is adopted, CenterPoint will have 30 days to appeal the decision to the Public Utility Commission where the appeal will be consolidated with CenterPoint's filing for the environs and those cities that have relinquished their original jurisdiction currently pending at the Commission.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by CenterPoint.

Explanation of "Be It Resolved" Paragraphs:

1. This paragraph finds that the Company's application is unreasonable and should be denied.

2. This section states that the Company's current rates shall not be changed.

3. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Cities will submit monthly invoices that will be forwarded to CenterPoint for reimbursement.

4. This section recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

5. This section provides CenterPoint and counsel for the cities will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

Lloyd Gosselink
ATTORNEYS AT LAW

816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532

www.lglawfirm.com

Mr. Brocato's Direct Line: (512) 322-5857
Email: tbrocato@lglawfirm.com

M E M O R A N D U M

TO: Gulf Coast Coalition of Cities (CenterPoint Electric)
FROM: Thomas Brocato
Chris Brewster
DATE: April 6, 2015
RE: CenterPoint Energy – Distribution Cost Recovery Factor filing

CITY ACTION REQUIRED NO LATER THAN JUNE 5

On April 6, 2015, CenterPoint Energy Houston Electric, LLC ("CenterPoint" or "Company") filed Application for Approval of a Distribution Cost Recovery Factor ("DCRF") with each of the Gulf Coast Coalition of Cities ("GCCC") that has retained jurisdiction over CenterPoint's rates. In the filing, the Company asserts that it is entitled to a $16,704,985 increase in distribution revenues.

GCCC has engaged the services of a consultant, Mr. Karl Nalepa, to review the Company's filing. Mr. Nalepa will review the filing and identify adjustments that should be made to the Company's request. We are recommending that the Cities deny the requested relief.

Unless Cities deny the application by June 5, 2015 the rate increase requested by CenterPoint will become effective. **Accordingly, we request that each city schedule the draft resolution attached to this memorandum for consideration at their next council meeting.**

If you have any concerns or question please do not hesitate to contact me at (512) 322-5857. We appreciate your continued support.

ORDINANCE NO. 2015-08
PROCEDURE FOR CONSIDERATION OF PRELIMINARY PUD PLANS

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A "COMPREHENSIVE ZONING", ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.10 "PLANNED UNIT DEVELOPMENTS" ("PUD"), BY UPDATING AND CLARIFYING PROCEDURES FOR CONSIDERATION OF PRELIMINARY PUD PLANS PURSUANT TO SUBSECTION 4.10.06 "PUD DESIGNATION PROCEDURE"; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND NOTICE.

WHEREAS, the Seabrook Code of Ordinances, ("Code"), Appendix A, "Comprehensive Zoning," Article IV. "Special Use Regulations", Section 4.10 "Planned Unit Developments" ("PUD") currently empowers the Planning and Zoning Commission to require additional information at the time the preliminary PUD plan is considered and to recommend approval of the preliminary PUD plan with or without modifications or to recommend denial of the plan pursuant to Section 4.10.06; and

WHEREAS, Section 4.10.06 simply provides that the City Council "shall approve or deny PUD designation of the site"; and

WHEREAS, the City Council has determined the need to clarify and update the procedure for its consideration, review, and evaluation of the preliminary plan submittal; now, therefore,

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

SECTION 1. FINDINGS OF FACT.

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

SECTION 2. AMENDMENT TO THE CODE.

The Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning Ordinance", Article 4, "Special Regulations," Section 4.10, "Planned Unit Developments", Section 4.10.06. "PUD Designation Procedure", Subsection A, "Submission of Preliminary Plan" and Subsection B, "Submission of a Final PUD Plan" are hereby amended as shown below.

"***4.10.06. PUD designation procedure:*** The process for the filing of an application, requirements for notice and advertisement of public meetings, procedures for protest of the

establishment of PUD designation and other related action shall be the same as those provided for in the rezoning process as described in Article 2, Section 2.04, **"Amendments to the Zoning Map and Zoning Text"** of the Code. In addition to the above, the landowner shall be governed by the following requirements:

A. Submission of the preliminary PUD plan: The Planning and Zoning Commission shall hold a public hearing on an application for PUD designation. Prior to the approval of such designation, the landowner shall submit a preliminary plan. The following information shall be shown on the preliminary plan:

1. The name, address and telephone number of the landowner;
2. The date that the project is submitted to the planning and zoning commission;
3. The name of the proposed project;
4. The names and addresses of adjoining property owners within 500 feet of the proposed project site;
5. A key map;
6. All existing streets, drives, buildings, watercourses, and bodies of water;
7. The location and size of existing utilities within or adjacent to the proposed project site; and
8. The proposed location, type and size of the following:

    (a) Buildings and structures;
    (b) Streets, drives, alleys, and curbs;
    (c) Off-street parking areas with parking spaces individually drawn and counted;
    (d) Sidewalks;
    (e) Landscaping;
    (f) Common open space and amenities sites;
    (g) Sites for solid waste containers; and
    (h) Signs.

The Planning and Zoning Commission is empowered to require additional information necessary for a complete understanding of the proposed PUD. After appropriate review and consideration, the Planning and Zoning Commission shall file a report with the City Council, recommending approval, approval with modifications to the PUD plan, or denial of PUD designation of the site.

In accordance with Article 2, Section 2.04, of this Ordinance, the City Council shall hold a public hearing and shall review the PUD report from the Planning and Zoning Commission. [~~The city council shall approve or deny PUD designation of the site.~~] **The City Council may require additional information of the proposed PUD. After appropriate review and consideration, the City Council may approve the preliminary PUD plan with or without modifications or deny the PUD.**

B. ***Submission of a final PUD plan:*** Before a building permit may be issued or before any development action on a proposed PUD may begin, the landowner shall submit a

final plan to the Planning and Zoning Commission for consideration and then City Council for final approval. The submission may be for all of the land included within a proposed PUD site or for a part of the site. The submission shall include all of the information prescribed in Subsection A. above, and shall additionally include specifications, covenants, easements, conditions, bonds, or other information required by the Commission and**/or** City Council.**"**

(Ord. No. 2013-08, § 2, 6-18-2013; Ord. No. 2013-14, § 2, 9-3-2013; Ord. No. 2014-10, § 2, 6-17-2014)

SECTION 3. INCORPORATION INTO THE CODE, PENALTY CLAUSE.

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

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. NOTICE.

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

PASSED AND APPROVED on first reading this 7th day of April 2015.

PASSED AND APPROVED on second and final reading this 21st day of April 2015.

BY: _____
Glenn R. Royal, Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Steven L. Weathered
City Attorney

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: **April 7, 2015**

Submitter/Requestor: City of Seabrook **Date Submitted: March 23, 2015**

Presenter: Sean Landis

Description/Subject:

A request to rezone the address of 2800 NASA Parkway, Tract 13, being an 8.52 acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County, Texas. This property is located east of Elam, south of Larrabee, and immediately north of NASA Parkway, from the current classification of C-2 (Commercial-Medium) to R-3 (Residential-Medium Density). A Public Hearing was held at the Planning and Zoning Commission Meeting on February 19, 2015.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THE ADDRESS OF 2800 NASA PARKWAY, TRACT 13, BEING AN 8.52 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT AND REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS CHANGE.

Applicant:

Aaron Nichols and Shelley Nichols

Legal Description:

Tract 13, being an 8.52 acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County, Texas.

This property is located east of Elam, south of Larrabee, and immediately north of NASA Parkway

Request: The applicant is requesting a zoning change from the current classification of C-2 (Commercial-Medium) to R-3 (Residential-Medium Density).

Purpose/Need: Policy Issue☑ Administrative Issue ☐

The applicant recently attempted to refinance the existing multi-family apartment complex when they were denied by Fannie Mae. The denial was due to the use being a grandfathered nonconforming use.

The apartment complex was constructed prior to 1984 and at the time of construction was named "Seatree Apartments". At the time of construction the property was zoned C-2, Medium Commercial. This zone allowed the construction of multi-family dwellings until the zoning ordinance was altered in January of 1984. From that date to the present, C-2 zoned land has forbidden further multi-family construction.

Villas by the Bay nonconforming status allows the owners to renovate, remodel, repair or rebuild a nonconforming structure if the work does not increase the degree of the nonconformity of the structure and is approved by the building official by issuance of a permit.

The right to rebuild or repair a nonconforming structure terminates if such structure sustains damage, of any origin, where by the cost of restoring the structure to its undamaged condition would exceed 50 percent of the market value of the structure before the damage occurred. Herein lays the problem relating to the refinancing. The financial institution has communicated that due to the nonconformity, their collateral is at risk of not being repaired or rebuilt if damaged over 50 percent of market value.

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 5-1 vote at the regular meetings held on February 19, 2015.

Aye: Miller, Lewis, Dehart, Sharp and Potts
Nay: Caradec
Absent: Hammann

Background/Issue (What prompted this need?)**:**

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

Recommended Action:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 5-1 vote at the regular meetings held on February 19, 2015.

Aye: Miller, Lewis, Dehart, Sharp and Potts
Nay: Caradec
Absent: Hammann

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

Copy of proposed Ordinance 2015-09
Planning & Zoning Commission Minutes of the February 19, 2015 Meeting
Planning and Zoning Commission Official Report from the February 19, 2015 Meeting
Photos of the area to be rezoned
Photo of zoning map

Fiscal Impact: Budgeted ___ Yes ___ No Finance Officer Review:
Budget Amendment Required ___ Yes ___ No

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.

Future/Ongoing Impact ___ Yes ___ No

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.)

Public Hearing & New Business

Suggested Motion:

The proposed changes to the zoning map were recommended for approval by the Planning & Zoning Commission by a 5-1 vote at the regular meetings held on February 19, 2015.

Aye: Miller, Lewis, Dehart, Sharp and Potts
Nay: Caradec
Absent: Hammann

City Manager Review:

- ○ Approved as submitted
- ○ Submitted for Council consideration without comment
- ○ 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 _____ _____
(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) _____ _____

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.

ORDINANCE NO. 2015-09
AMENDMENT TO THE OFFICIAL ZONING MAP
TO REZONE 8.52 ACRES OF LAND AT 2800 NASA PARKWAY
FROM C-2 TO R-3

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THE PROPERTY LOCATED ON 2800 NASA PARKWAY, TRACT 13, BEING AN 8.52 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-3 RESIDENTIAL-MEDIUM DENSITY DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN $2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the applicants, Aaron and Shelley Nichols, as owners, applied for a zoning change for property located on 2800 NASA Parkway, Seabrook, Texas, a 8.52 acres tract of land located east of Elam, south of Larrabee, and immediately north of NASA Parkway, identified as Tract 13, situated in Abstract 52 of the Ritson Morris Survey, Harris County, Texas, more specifically described in the attached Exhibit "A"; and

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

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

WHEREAS, the Planning and Zoning Commission recommended this zoning change at its meeting of February 19, 2015, and has made its final report;

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

SECTION 1. FINDINGS.

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

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

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map*"* is hereby amended by rezoning 8.52 acres of land identified as of Tract 13, situated in Abstract 52 of the Ritson Morris Survey, Seabrook, Harris County, Texas, located at 2800 NASA Parkway which is east of Elam, south of Larrabee, and immediately north of NASA Parkway, (more specifically described in the attached Exhibit "A"), from C-2 Commercial-Medium District to R-3 Residential-Medium District.

The property to be rezoned is shown on the survey, identified as Exhibit A and the metes and bounds description, identified as Exhibit B, both of which said Exhibits which are incorporated herein by reference.

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

SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

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

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION 5. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the 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 7th day of April 2015.

PASSED, APPROVED, AND ADOPTED on second and final reading this 21st day of April 2015.

By: _____
Glenn R. Royal, Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Steven L. Weathered
City Attorney

EXHIBIT A

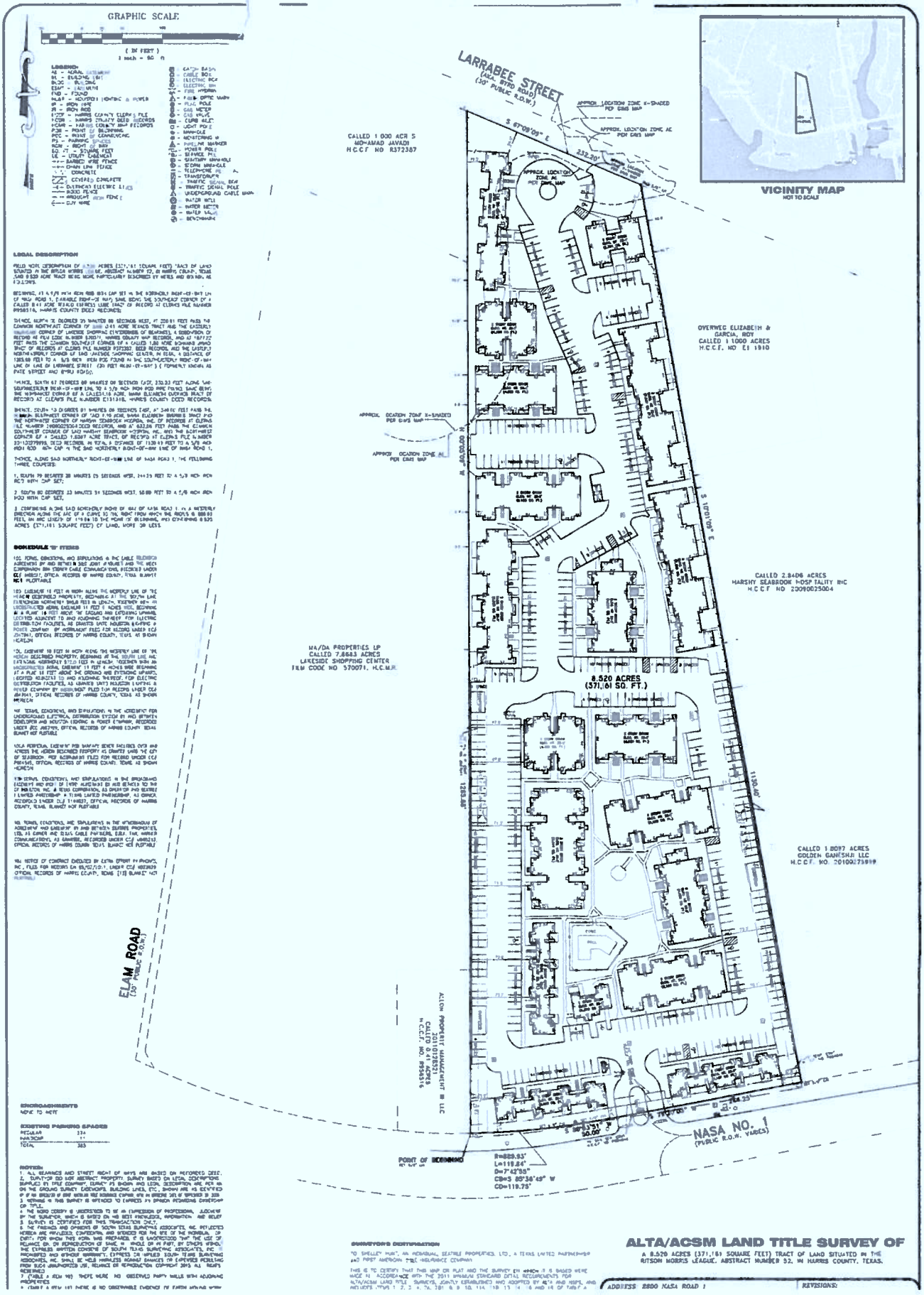

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
LARRABEE STREET
(AKA. BYRD ROAD)
(30' PUBLIC R.O.W.)
VICINITY MAP
NOT TO SCALE
CALLED 1.000 ACR S
MOHAMAD JAVADI
H.C.C.F. NO R372387
OVERWEG ELIZABETH &
GARCIA, ROY
CALLED 1.1000 ACRES
H.C.C.F. NO E1 1910
CALLED 2.8406 ACRES
HARSHY SEABROOK HOSPITALITY INC
H.C.C.F. NO 20090025004
MA/DA PROPERTIES LP
CALLED 7.8663 ACRES
LAKESIDE SHOPPING CENTER
FILM CODE NO 570071, H.C.M.R.
8.520 ACRES
(371,161 SQ. FT.)
CALLED 1.8097 ACRES
GOLDEN GAMESNJI LLC
H.C.C.F. NO. 20100073899
ELAM ROAD
(50' PUBLIC R.O.W.)
NASA NO. 1
(PUBLIC R.O.W. VARIES)
POINT OF BEGINNING
R=889.93'
L=119.84'
D=7°42'30"
CB=S 85°36'45" W
CD=119.75'
LEGAL DESCRIPTION
SCHEDULE "B" ITEMS
ENCROACHMENTS
NONE TO NOTE
EXISTING PARKING SPACES
REGULAR 334
HANDICAP 11
TOTAL 345
NOTES:
SURVEYOR'S CERTIFICATION
ALTA/ACSM LAND TITLE SURVEY OF
A 8.520 ACRES (371,161 SQUARE FEET) TRACT OF LAND SITUATED IN THE
AUTSON MORRIS LEAGUE, ABSTRACT NUMBER 52, IN HARRIS COUNTY, TEXAS.
ADDRESS 2800 NASA ROAD 1
REVISIONS:

EXHIBIT B

FIELDNOTE DESCRIPTION of 8.52 acres (371,161 square feet) tract of land situated in the Ritson Morris League, Abstract No. 52, in Harris County, Texas;

D

BEGINNING, at a 5/8 inch steel rod found in the northerly right-of-way line of NASA Road 1, (variable right-of-way) same being the southeast corner of a called 0.41 acre Texaco Express Lube tract of record at Clerk's File No. R956516, Harris County Deed Records;

THEN, North 00 degrees 05 minutes 09 seconds West, at 200.81 feet pass the common northeast corner of said 0.41 acre Texaco tract and the easterly southeast corner of Lakeside Shopping Center (basis of bearings), a subdivision of record at Film Code No. 570071, Harris County Map Records, and at 1077.22 feet pass the common southeast corner of a called 1.00 acre Mohamad Javadi tract of record at Clerk's File No. R372387, Deed Records, and the easterly northeast corner of said Lakeside Shopping Center, in total a distance of 1265.88 feet to an iron fence post found in the southwesterly right-of-way line of Larrabee Street (30 feet right-of-way)(Formerly known as Pate Street and Byrd Road);

THEN, South 67 degrees 09 minutes 09 seconds East, 232.20 feet along said southwesterly right-of-way line to a 1 inch steel pipe found, same being the northwest corner of a called 1.10 acre, Maria Elizabeth Overweg tract of record at Clerk's File No. E131910, Harris County Deed Records;

THEN, South 10 degrees 01 minutes 09 seconds East, at 349.00 feet pass the common southwest corner of said 1.10 acre Maria Elizabeth Overweg tract and the northwest corner of JHK, Inc, Tract 7, of record at Clerk's File No. Y219930, Deed Records, and at 632.06 feet pass the common southwest corner of said Tract 7 and the northwest corner of Tract 7B-1, of record at Clerk's File No. X832807, Deed Records, in total a distance of 1130.40 feet to a 5/8 inch steel rod set in the said northerly right-of-way line of NASA Road 1;

THEN, along said northerly right-of-way line of NASA Road 1, the following three courses:

1. South 79 degrees 20 minutes 05 seconds West, 244.25 feet to a 5/8 inch steel rod found;

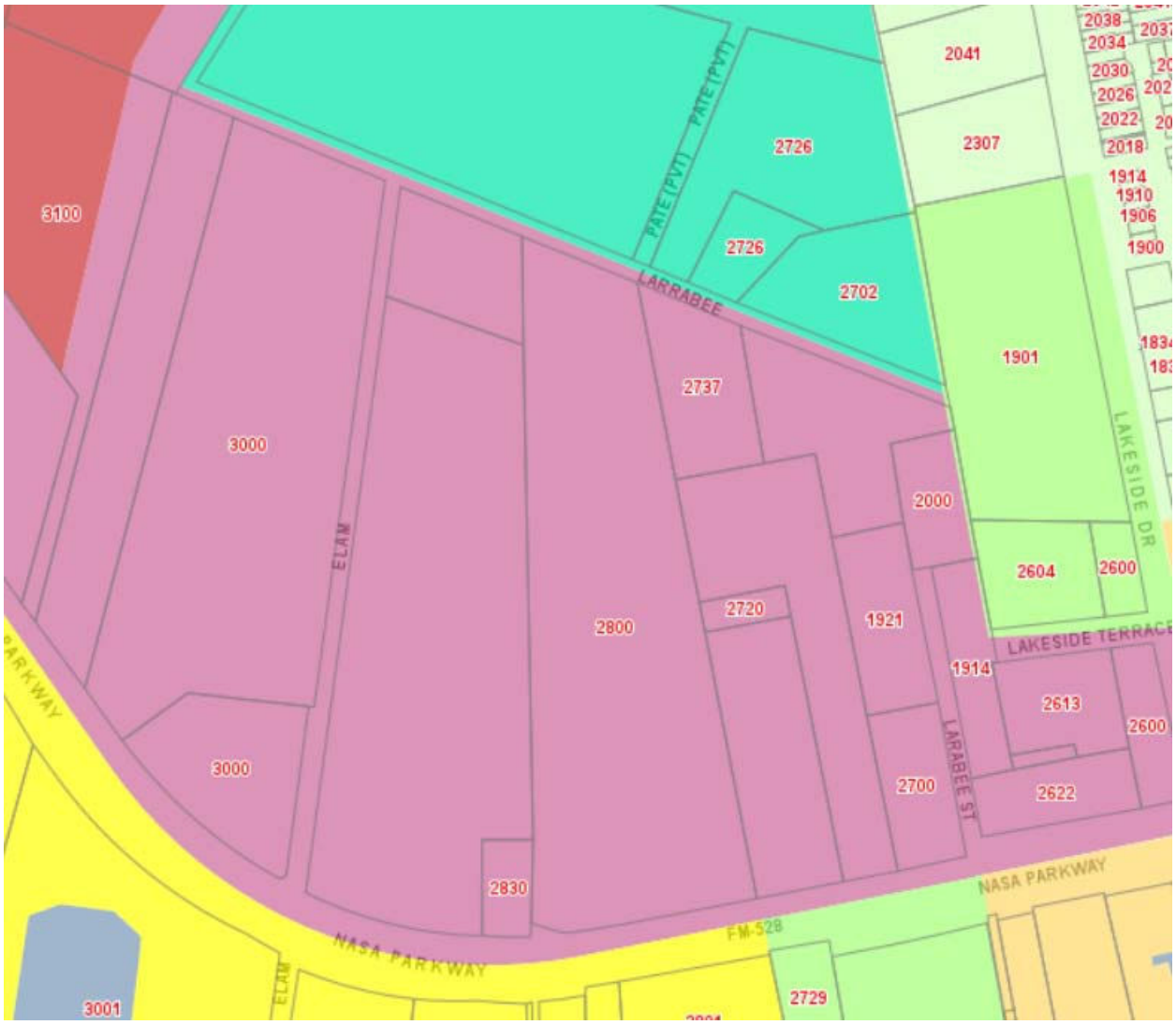
2. South 80 degrees 33 minutes 51 seconds West, 50.00 feet to a 5/8 inch steel rod set;

3. Continuing along said northerly right of way of NASA Road 1, in a westerly direction along the arc of a curve to the right from which the radius point bears North 08 degrees 14 minutes 38 seconds West, having a radius of 889.93 feet, an arc length of 119.84 to the POINT OF BEGINNING.

CONTAINING 8.52 acres (371,161 square feet) of land.

ER 011 - 12 - 1670

Zoning Map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LARRABEE ST
ELAM
ELAM
PATE (PVT)
PATE (PVT)
LAKESIDE DR
LAKESIDE TERRACE
NASA PARKWAY
NASA PARKWAY
FM-528
2729
3001

The Seabrook Planning and Zoning Commission met on Thursday, February 19, 2015 in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

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

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

1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS – None

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

Sean Landis gave a brief report. He stated that the applicant recently attempted to refinance the existing multi-family apartment complex when they were denied by Fannie Mae. The denial was due to the use being a grandfathered nonconforming use.

Mr. Landis stated that the apartment complex was constructed prior to 1984 and at the time of construction was named "Seatree Apartments". At the time of construction the property was zoned C-2, Medium Commercial. This zone allowed the construction of multi-family dwellings until the zoning ordinance was altered in January of 1984. From that date to the present, C-2 zoned land has forbidden further multi-family construction. He stated that Villas by the Bay nonconforming status allows the owners to renovate, remodel, repair or rebuild a nonconforming structure if the work does not increase the degree of the nonconformity of the structure and is approved by the building official by issuance of a permit.

Mr. Landis stated that the right to rebuild or repair a nonconforming structure terminates if such structure sustains damage, of any origin, where by the cost of restoring the structure to its undamaged condition would exceed 50 percent of the market value of the structure before the damage occurred. Herein lays the problem relating to the refinancing. The financial institution has communicated that due to the nonconformity, their collateral is at risk of not being repaired or rebuilt if damaged over 50 percent of market value.

Rosebud Caradec asked if there was a permit on file verifying the date the apartment were built.

Mr. Landis stated yes.

Aaron and Shelly Nichols, Blue Canoe Court, stated that Villa by the Bay Apartments had 220 units and was approximately 8 ½ acres. Ms. Nichols stated that they have owned the property for

five years and tried to refinance. She stated that they could not get refinancing because of the risk. They could not get enough insurance because the current city code requires for demolition of non-conforming entities if damage of more than 50% of value occurs. She stated that every apartment complex in Seabrook is zoned R-3 except Villas by the Bay and Edgelake. The current land size is 8.52 acres and is rectangular in shape. Use by a C-2 entity would be limited to 244.25 feet of Nasa Road frontage and the remaining land would not be visible and thus not desirable. She stated that the current C-2 at the back of the property would not be able to be used as the access and visibility are limited. Villas by the Bay is valued at $7 million and the land at $2 million, the loss in revenue to the city is a potential of $4.8 million if demolished and sold.

Chairman Potts closed the Specific Public Hearing portion of the meeting at 7:12.

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

3.1 Discussion, consideration, and possible action regarding the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density).

Motion was made by Mike DeHart and seconded by Dodie Miller

To approve the request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density) as presented.

Ms. Caradec stated that she considered this was spot zoning.

Steve Weathered stated that he did not have a legal determination to share with the Commission.

Mr. Landis stated that apartment complexes were not usually grouped together in one zoning district; he did not consider this spot zoning.

Mike DeHart stated that he did not consider this spot zoning.

Michael Sharpe stated that if the apartments were not already there it might be spot zoning, but there were built when apartments were allowed in that zone and he did not consider it spot zoning.

Ms. Caradec stated that she always liked to look at the future, and in the future this land is going to be much more valuable to the City as a commercial zone.

Mr. Weathered stated that the Commission should determine what the best use for this property is.

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

MOTION CARRIES BY MAJORITY VOTE.

Chairman Potts stated that Items 3.2 and 3.3 would be moved to the April agenda.

3.2 Discussion, consideration, and possible action regarding planning aspects of the Planning & Zoning Commission.

No action taken.

3.3 Discussion, consideration, and possible action regarding the review of undeveloped property in the City of Seabrook.

No action taken.

4.0 APPROVAL OF MINUTES

4.1 Discussion, consideration and possible action concerning the minutes from the January 6, 2015 joint meeting with City Council and Planning & Zoning Commission.

Motion was made by Buddy Hammann and seconded by Rosebud Caradec

To approve the minutes from the January 6, 2015 joint meeting with City Council and Planning & Zoning Commission as presented.

Ayes: Caradec, Dehart, Miller, Potts, and Sharpe
Nays: None
Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

4.2 Discussion, consideration and possible action concerning the minutes from the January 15, 2015 Planning & Zoning meeting.

Motion was made by Dodie Miller and seconded by Mike DeHart

To approve the minutes from the January 15, 2015 Planning & Zoning meeting as presented.

Ayes: Caradec, Dehart, Miller, Potts, and Sharpe
Nays: None
Abstained: Lewis

MOTION CARRIES BY UNANIMOUS CONSENT OF THOSE VOTING.

5.0 ROUTINE BUSINESS

5.1 Discussion and consideration of the Community Development Activity Summary.

Sean Landis gave a brief report.

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

Sean Landis gave a brief report.

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

Chairman Potts stated that they would meet on March 17, 2015 for the joint public hearing with City Council to discuss final approval of the Senior Living PUD.

Chairman Potts stated that they would meet on April 16, 2015 to discuss:

- Planning aspects of the Planning & Zoning Commission.
- Review of undeveloped property in the City of Seabrook.
- Report from City Engineer and Public Works Director.
- Update on Hwy. 146 Expansion.

Chairman Potts requested that the update on Hwy. 146 Expansion be added to all future agendas for discussion.

Motion was made by Michael Sharpe and seconded by Mike DeHart

To adjourn the Planning & Zoning Commission meeting.

MOTION CARRIES BY UNANIMOUS CONSENT.

Having no further business, the meeting adjourned at 7:28 p.m.

APPROVED THIS 17TH DAY OF MARCH 2015.

Michael Potts, Chairman

Alesia Hammock, Secretary

Planning & Zoning Commission
OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on February 19, 2015 to hold a meeting to consider:

Request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-3 (Residential – Medium Density). Tract 13, being an 8.52 acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Elam, south of Larrabee, and immediately north of Nasa Parkway.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL X **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 February 19, 2015, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

VOTE:	AYE	NAY	ABSTAINED	ABSENT	INITIAL
Rosebud Caradec		X			RLC
Mike DeHart	X				MD
Buddy Hammann				X	
Bolivar Lewis	X				BL
Dodie Miller	✓				DM
Michael Potts	X				MP
Michael Sharpe	X				MDS

Michael B Potts

Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock

Alesia L. Hammock
Secretary

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: April 7, 2015

Submitter/Requestor: Sean Landis **Date Submitted:** March 27, 2015

Presenter: Sean Landis

Description/Subject:

Request for final approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community, consisting of approximately 18 units on approximately 2.1640 acres of land.

Applicant:

Sunset Development, Inc

Legal Description:

Reserves 1, 2 and 3, Block 5 in the Miramar Subdivision, Section 3, Abstract 52, of the Ritson Morris Survey, in Harris County, Texas.

This property is located immediately south of El Mar Lane and west of North Meyer. The property is located in the R-1 (Single Family Detached) zoning district.

Request:

Request for final approval of a Planned Unit Development (PUD) to create El Mar Village, a Townhome Community, consisting of approximately 18 units on approximately 2.1640 acres of land.

Purpose/Need: Policy Issue☑ Administrative Issue ☐

The purpose 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 applicant: Sunset Development Inc. is requesting the final approval of a Planned Unit Development (PUD) "El Mar Village". The project will be a townhome community consisting of 18 individually platted and owned units to be constructed on 2.1640 acres.

The previous use of the property was a grandfathered apartment complex that was destroyed as a result of Hurricane Ike.

If approved, it is the wish of the applicant to begin construction of the development in 2015.

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

Recommended Action:

Attachments:

1. Exhibit A. Final Planned Unit Development Plan, Titled: "El Mar Village.

Fiscal Impact:

Budgeted	___ Yes	___ No	Finance Officer Review:
Budget Amendment Required	___ Yes	___ No	
Future/Ongoing Impact	___ Yes	___ No	

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.)

Public Hearing & New Business

Suggested Motion:

City Manager Review:

- ○ Approved as submitted
- ○ Submitted for Council consideration without comment
- ○ 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 _____ _____
(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) _____ _____

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.

ORDINANCE NO. 2015-10
EL MAR VILLAGE TOWNHOMES PUD

AN ORDINANCE AMENDING THE SEABROOK CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION" SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 2.1640 ACRES OF LAND IN THE RITSON MORRIS SURVEY, ABSTRACT 52 SEABROOK, HARRIS COUNTY, TEXAS, DESCRIBED AS TRACT 1, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N004071, BEING A PORTION OF THE UNRESTRICTED RESERVE IN BLOCK 5 OF MIRAMAR SECTION 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 93 OF THE HARRIS COUNTY MAP RECORDS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "R-1" ("SINGLE FAMILY DETACHED, TO ("PUD)," PLANNED UNIT DEVELOPMENT FOR A SINGLE FAMILY USE OF TOWNHOMES CONSISTING OF 18 UNITS; 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 AND NOTICE.

WHEREAS, Sunset Development, Inc., applicant and owner, ("Owner") acting by and through its duly authorized representative Charles Anders has requested rezoning of property consisting of approximately 2.1640 acres of land in the Ritson Morris Survey, Abstract 52 Seabrook, Harris County, Texas, described as Tract 1, recorded under Harris County Clerk's File No. N004071, being a portion of the unrestricted reserve in Block 5 of Miramar Section 3, according to the Plat thereof recorded in Volume 148, Page 93 of the Harris County Map Records, being more particularly described by metes and bounds in Exhibit "A," which is incorporated by reference for all purposes, ("Property"), located at or around 1707 El Mar Lane; and

WHEREAS, Applicant has filed an application to rezone the Property from "R-1" (Single Family Detached) to "PUD" (Planned Unit Development) and has submitted a development plan providing for the construction of 18 townhomes, as further depicted in site PUD plan ("Plan"), referenced herein as Exhibit "B-1" which is attached hereto and made a part of this Ordinance; and

WHEREAS, the Seabrook Planning and Zoning Commission conducted a public hearing on January 15, 2015 to consider approval of the preliminary plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval on the same date in accordance with the Seabrook Code of Ordinances ("Code"), Appendix "A", Section 4.10.06; and

WHEREAS, the City Council conducted a public hearing on March 3, 2015 to

consider the request for rezoning to PUD plan submitted by Applicants, which was thereafter approved by City Council on the same date in accordance with the Code, Appendix "A", Section 4.10.06; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council conducted a joint special meeting to hear a presentation on the final PUD plan submitted by the Applicants, (see Exhibit B), with the Planning and Zoning Commission filing a report recommending approval at a separate meeting on April 7, 2015, which was thereafter addressed by City Council on the same date in accordance with the Code, Appendiz "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 the zoning classification of R-1 to PUD (townhome residential use), as requested and as further depicted in the site PUD Plan, Exhibit "B-2", 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 as referenced in Exhibit "B" would not be detrimental to the community, and is in conformance with the zoning ordinance and comprehensive plan for development of the City;

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

SECTION 1. FINDINGS.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being understood that City Council is relying upon the express representations of Owner appearing in the documents submitted for final approval, including the application for rezoning, oral representations made to the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance, the final report from the Planning & Zoning Commission, the minutes of Planning and Zoning/City Council, the property identification, (Exhibit "A") and Plan, (Exhibit "B").

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

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map*"* is hereby amended by rezoning the Property from R-1 to PUD (townhome use) *strictly conditioned upon full and complete compliance with the approved PUD Plan*, and the *regulations, restrictions, and conditions* hereinafter set forth in "Exhibit B", which is attached and made a part of this ordinance, for the subject 2.1640 acres of land in the Ritson Morris Survey, Abstract 52 Seabrook, Harris County, Texas, described as Tract 1, recorded under Harris County Clerk's File No. N004071, being a portion of the unrestricted reserve in Block 5 of Miramar Section 3, according to the Plat thereof recorded in Volume 148, Page 93 of the Harris County Map Records, being more particularly described by metes and bounds in Exhibit "A," which is attached hereto and made a part of this Ordinance for all purposes.

SECTION 3. AMENDMENT OF ZONING MAP

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

SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code 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 5. 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 6. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part 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 7. NOTICE

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

PASSED AND APPROVED on first reading this 7th day of April 2015.

PASSED, APPROVED, AND ADOPTED on second and final reading this 21st day of April 2015.

By: _____
Glenn R. Royal, Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
Steven L. Weathered
City Attorney

SEABROOK

Application for Land Development Permit

Incomplete applications cannot be processed

☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☒ Planned Unit Development

☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: CHARLES ANDERS
Address: PO BOX 1244
City: FRIENDSWOOD
State: TX. ZIP 77549

E-Mail: CANDERS@BAYWAYHOMES.COM
Fax #: 281 648 2462
Phone: 281 648 2425 X14

Applicant is ☐ Owner of property ☒ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): SUNSET DEV INC C/O JOW SKEELE Signature: _____
Date: 12-11-14 Signature: _____

Owner(s) Mailing address(es):
Name: SUNSET DEV. INC.
Address: P.O BOX 798
City: FRIENDSWOOD
State: TX. Zip 77549

Phone #: 281 648 2425 X14
Name: _____
Address: _____
City: _____
State: _____ Zip _____

PROPERTY INFORMATION

Property Address: 1707 EL MAR LANE
Legal Description: Lot _____ Block _____ SEE EXHIBIT "A"
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: _____ (Available from Building Department)
Current Use of Property: VACANT (Be specific)
Number of existing Driveways: 4
General Dimensions of Property: Width: 347.83 Depth: 241 Land Area: 94,263 Sq. Feet: 2.164 Acres: _____

Adjoining Uses:	North		South	
	East		West	
Adjacent Streets:	North	EL MAR LANE	South	
	East	NORTHAMPTON ROAD	West	

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: _____ Date: 12-11-14

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

SUBDIVISION PLAT

Subdivision Plat: Provide the following:
Proposed Name: EL MAR VILLAGE Total Acres 2.164
Total number of Lots: 18 Blocks: 1 Reserves: 1
Number of sections to be developed: _____
Name of Headright Survey in which the property is situated: _____
Abstract Number _____

Attach the following for:

ALL PLATS: *To be submitted with Application.*

- ☐ Letter of Transmittal of Plat
- ☐ Original (RAISED) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts**
- ☐ Copy of **Original** Plat (**without amendments**)
- ☐ Original Title Certificate/Planning Letter no older than 30 days
- ☐ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☐ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☐ **Application Fee**
- ☐ Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate **corporate check or money order/cashiers check** and shall be made payable to the county clerk. (Not required until time of filing)

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.

All notary stamps must be readable!

EXHIBIT "A"

Title Resources Guaranty Company

SCHEDULE A

GF No. **7800-14-1095**
Address *(for reference only)*: 1707 El Mar Lane

Effective Date: March 5, 2014, 8:00a.m.
Issue Date: March 12, 2014

1. The policy or policies to be issued are:
   (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   Policy Amount: $
   PROPOSED INSURED:

   (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE – ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
   Policy Amount: $165,000.00
   PROPOSED INSURED: Bayway Homes, Inc

   (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower: Bayway Homes, Inc

   (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
   Policy Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
   Binder Amount: $
   PROPOSED INSURED:
   Proposed Borrower:

   (f) OTHER
   Policy Amount: $
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

   SASSAN DJAHANSHAHI

4. Legal description of land:

   BEING 2.1640 ACRES (94,263 SQUARE FEET) OF LAND IN THE RITSON MORRIS SURVEY, ABSTRACT NUMBER 52 1N HARRIS COUNTY, TEXAS AND BEING ALL OF A CALLED 2.164 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO SUNBELT INVESTMENTS 3, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO, (HCCF NO.) N004071 AND BEING A PORTION OF UNRESTRICTED RESERVE IN BLOCK 5 OF MIRAMAR SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 93 OF THE HARRIS COUNTY MAP RECORDS (HCMR}, SAID 2.1640 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE AND BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 5 OF SAID MIRAMAR SECTION THREE AND BEING IN THE WEST ROW LINE OF N. MEYER ROAD (60-FEET WIDE) AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, DEPARTING THE WEST ROW LINE OF SAID N. MEYER ROAD AND WITH THE NORTH LINE OF LOTS 10-14 OF SAID MIRAMAR SECTION THREE, NORTHWESTERLY, WITH SAID CURVE TO THE LEFT HAVING A RADIUS 1,110.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 07 MINUTES 52 SECONDS, A CHORD WHICH BEARS NORTH 71 DEGREES 10 MINUTES 49 SECONDS WEST, 311.48 FEET, AND AN ARC DISTANCE OF 312.51 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 2.1640 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 15 OF SAID MIRAMAR SECTION THREE;

THENCE, WITH THE COMMON LINE OF SAID 2.1640 ACRE TRACT AND SAID LOT 15, NORTH 10 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 182.36 FEET TO PK NAIL WITH SHINER SET FOR THE COMMON NORTH CORNER BETWEEN SAID 2.1640 ACRE TRACT AND SAID LOT 15 AND BEING IN THE SOUTH ROW LINE OF EL MAR LANE (120-FEET WIDE);

THENCE, WITH THE SOUTH ROW LINE OF SAID EL MAR LANE, NORTH 79 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 347.83 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, DEPARTING THE SOUTH ROW LINE OF SAID EL MAR LANE, SOUTH 10 DEGREES 02 MINUTES 52 SECONDS EAST, A DISTANCE OF 87.66 FEET TO A CORNER FROM WHICH A FOUND 1/2-INCH ROD BEARS SOUTH 85 DEGREES WEST, A DISTANCE OF 0.9 FEET;

THENCE, SOUTH 63 DEGREES 06 MINUTES 52 SECONDS EAST, A DISTANCE OF 87.27 FEET TO THE SOUTH 82 DEGREES WEST, A DISTANCE OF 0.58 FEET;

THENCE, WITH THE WEST ROW LINE OF SAID N. MEYER ROAD, SOUTH 26 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1640 ACRES (94,263 SQUARE FEET) OF LAND, MORE OR LESS.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT

Planned Unit Development Plan

El Mar Village

Seabrook, Texas

Owner/Developer

Sunset Development, Inc.

Preliminary Planned Unit Development Plan

4.10.06 PUD designation procedure:

1. Name, address and telephone number of the landowner:

Sunset Development
PO Box 798
Friendswood, TX 77549
(281)648-2425 Ext 14

Jon Skeele, President
Charles Anders, Development Coordinator

Acreage 2.1639

2. Date that the project is submitted to the planning and zoning commission:

December, 2014

3. The name of the proposed project:

El Mar Village

4. The names and addresses of the adjoining property owners within in 500 feet of the proposed

Supplied by City of Seabrook

5. A key map:

620L

6. All existing streets, drives, buildings, watercourses and bodies of water:

The site has been cleared of structures. The site was formerly an apartment project that was torn down. There are no watercourses or bodies of water on the site. See Exhibit A, Survey, for existing parking structures.

7. The location and size of existing utilities within or adjacent to the proposed project site

See Exhibit A, Survey

8. The proposed location, type and size of the following:
   (a) Buildings and structures;
   (b) Streets, drives, alleys, and curbs;

(c) Off-street parking areas with parking spaces individually drawn and counted;
(d) Sidewalks;
(e) Landscaping;
(f) Common open space and amenities sites;
(g) Site for solid waste containers; and
(h) Signs.

See Exhibit B, Neighborhood Color Rendering

4.10.07 Standards for PUD Development.

The previous use of the preliminary El Mar Village PUD site was an apartment complex (R-3, Apartments) and that has been removed. The current zoning district of the site is R-1 Single Family Detached Residential. The preliminary El Mar Village PUD plan is to create a PUD with a base district of R-3 Medium Density Residential, Townhouses, see Exhibit C, Standards for PUD Development.

4.10.08 Creation of a homeowner's association.

El Mar Village will be governed by a property owners association. The association will be set up by the developer for the benefit of the current and future property owners.

4.10.10 Development Schedule.

El Mar Village will begin development in 2015 and will be developed with the infrastructure improvements starting within 12 months of the final City Council PUD approval. The developer expects that construction of the infrastructure will be completed within 24 month of the final City Council PUD approval. Further, the developer expects all homes to be completed within 4th year from the start date. Current market demand would dictate a much faster production pace, but a conservative and prudent schedule is given above.

Architectural Plans.

Proposed architectural plans see Exhibit D, Color Front Elevation Rendering.

El Mar Village Planned Unit Development

Exhibit C, Standards for PUD Development

El Mar Village Planned Unit Development is intended to accommodate a select land-use activity permitted within the underlying R-3, Townhome zoning classification. The district is designed to enhance the special characteristics of Seabrook, the small town character and create a "unique" place. El Mar Village PUD will be served by public utilities, public streets and a private drive. El Mar Village PUD is intended for single family use of attached townhomes that provide a balanced and attractive neighborhood.

Townhouses:

1. *Density:* One dwelling unit per lot.
2. *Front yard:* All buildings must be set back from the street right-of-way lines a minimum depth of 20 feet.
3. *Rear yard:* Primary buildings must be set back at least 10 feet from the rear property line.
4. *Water-abutting yard: N/A*
5. *Side yard:* Not less than ten feet between blocks of attached units, street rights-of-way or any property outside the townhouse development.
6. *Lot size:* 3,000 sq. feet. Project area shall be not less than 12,000 sq. ft.
7. *Building area:* Not more than 60 percent of total site area shall be covered by building mass.
8. *Lot width:* Not less than 30 feet.
9. *Lot depth:* Not less than 100 feet.

The following regulations apply to townhouses,

3.05.03. Height: No building or structure shall exceed 40 feet in height above base flood elevation.

3.05.04. Accessory structures: Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on a site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than ten feet shall be maintained between the main structure and accessory structures for townhouses and apartments/condominiums. The total floor area of accessory structures more than 30 inches in height shall not exceed 40 percent of the area of the required rear yard. No accessory structures or other obstructions including decks, pools, paving, landscaping structure or trees and fountains may be erected on any easement.

3.05.05. Buffering and screening:

Townhouses this zoning district which adjoins or abuts any property classified in the R-LD, R-1, R-2, OS or MH zone shall provide the following:

1. A front, side or rear setback as applicable that is as deep or wide as the minimum setback requirement in such adjoining or abutting zoning districts, or 10 feet, whichever is greater. Parking, loading and storage are prohibited in these setbacks; and

2. A screen fence or wall along the common property line which shall be 100-percent impervious to sight and at least six feet in height. If this fence is visible to the public it shall be landscaped as

specified in article 5. Fencing is not required for properties which are separated by a street from any R-LD, R-1 or R-2 zone.

3.05.06. Outside display and storage:

1. No storage is permitted beyond the front building line.
2. No storage is permitted in required parking areas.

3.05.07. Animal control: No farm fowl or animals shall be kept within 100 feet of the property line; provided, however, that small domestic animals for school projects may be kept on the premises within 100 feet of the property line, if all terms and conditions of the school project exception as set out in the domestic animals ordinance are followed.

3.05.08. Parking: Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix.

3.05.09. Landscaping: Shall be in accordance with landscaping requirements in article 5 of this ordinance.

3.05.10. Reserved.

3.05.11. Supplementary regulations:

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

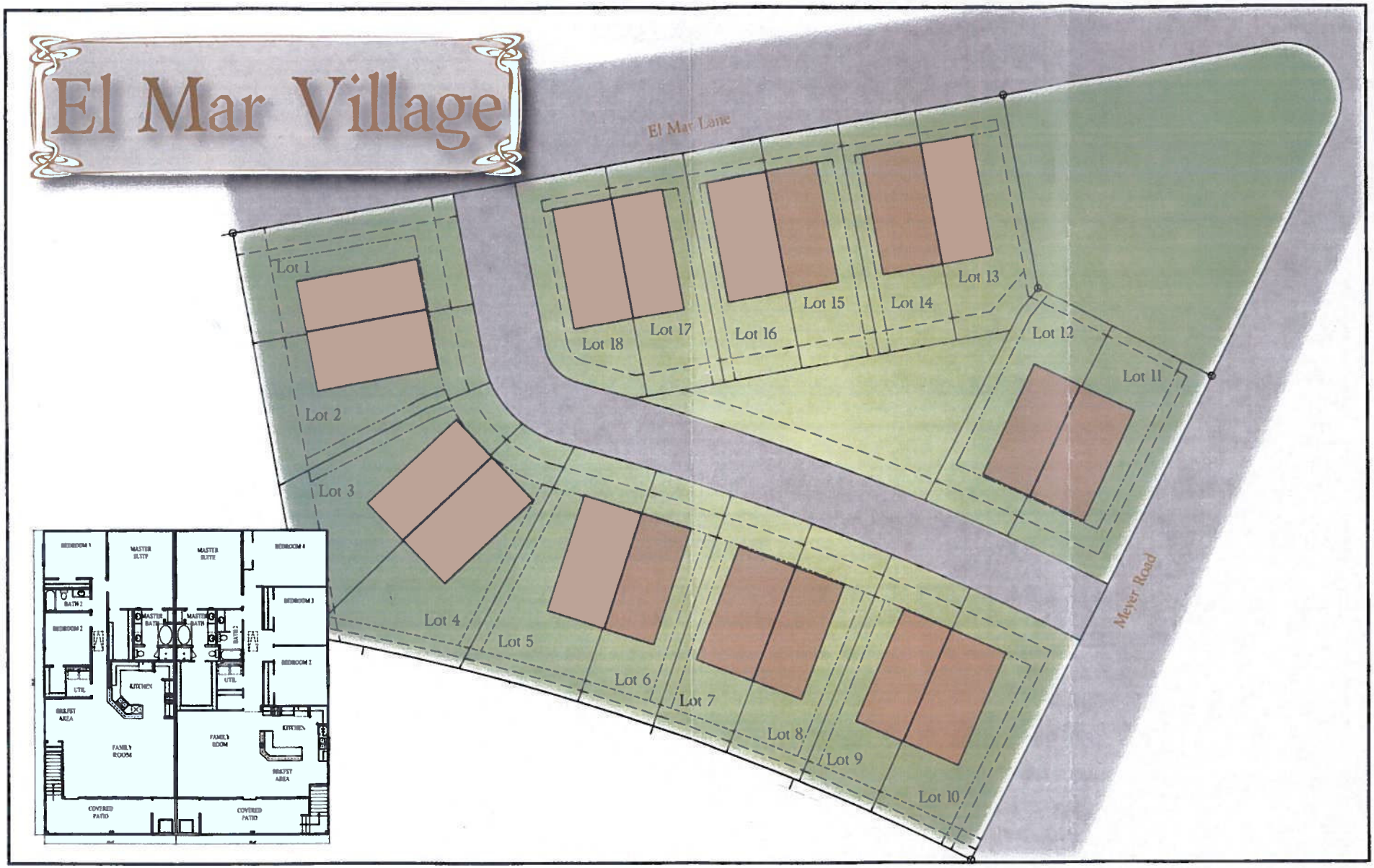
B. No temporary structures, including recreational vehicles, construction trailers or travel trailers, may be used for on-site dwelling purposes. Recreational vehicles included by not limited to boats, golf carts, small four wheel vehicles are allowed to be stored under the primary residential structure.

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

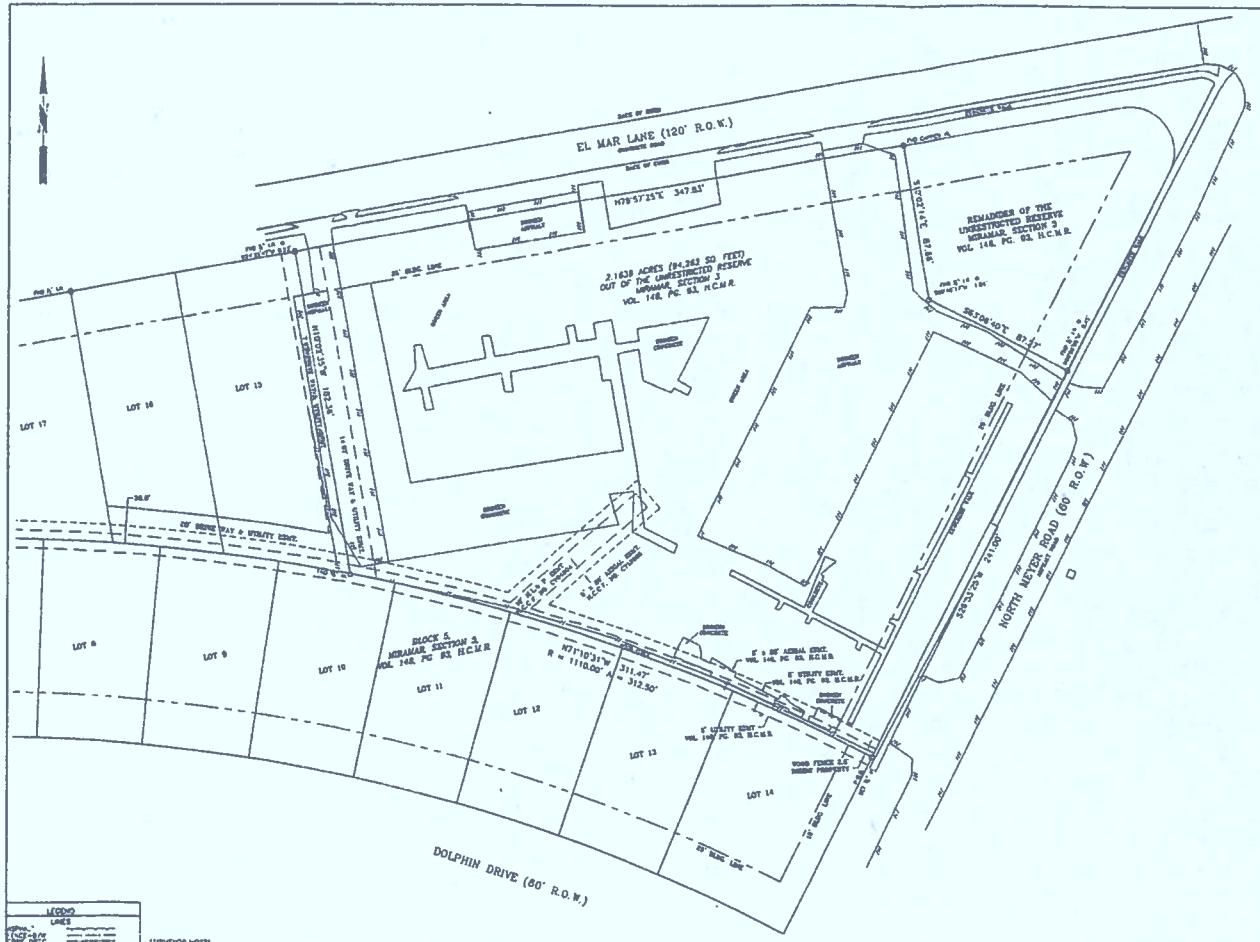
Uses permitted within the El Mar Village PUD will be Townhomes. The below is the Building Variance Matrix for the underlying R-3, Townhome and the El Mar Village PUD.

	Section 3.05. - R-3 Medium Density Residential District, C. Townhomes	EL Mar PUD
1. Density	One dwelling unit per lot	One dwelling unit per lot
2. Front Yard	20 Feet	15 Feet
3. Rear Yard	15 Feet	15 Feet
4. Water-abutting yard		N/A
5. Side Yard	10 Feet between buildings	10 Feet between buildings
6. Lot Size	3,000 Square feet	3,000 Square feet
7. Building Area	60% Building/Lot Coverage	
8. Lot Width	Not less than 30 feet	Not less than 30 Feet
9. Lot Depth	Not less than 100 feet	Not less than 100 feet
3.05.03 Height	Not to exceed 40 feet in height	Not to exceed 40 feet above Base Flood Elevation
3.05.05 Buffering	Min set back or 30 feet	10 Feet
3.05.05 Screening	6 Feet impervious fence	6 Feet impervious fence
Recreational Vehicles Storage	N/A	Allowed under residential structure

El Mar Village



"EXHIBIT A"



Purchaser: Sunset Development Inc

BEING a 2.1639 acre tract (94,262 Sq. Ft.) of land situated in the Ellison Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of the Unrestricted Reserve, in Block 5, of Miramar, Section Three, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 148, Page 83 of the Map Records of Harris County, Texas, and being that same tract of land conveyed to Sunbelt Investments 3, as described as Tract 1, in Harris County Clerk's File No. RP24-071, said 2.1639 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod set for the most southerly corner of the tract herein described, same being the most southerly corner of said Unrestricted Reserve and being in the west right of way line of North Meyer Road (60' R.O.W.);

THENCE in a northwesterly direction along and with a curve to the left having a having a radius of 1110.00', an arc distance of 312.30' (chord bearing N71°10'31" W 311.47') to a ½" iron rod found for the southwest corner of the tract herein described, same being the southwest corner of said Unrestricted Reserve and also being the most southerly corner of Lot 15, of said Miramar Section Three;

THENCE N19°50'35"E along and with the west line of said Lot 15, same being the west line of said Miramar Section Three, a distance of 182.36' to a ½" iron rod found for the northwest corner of the tract herein described, same being the northwest corner of said Unrestricted Reserve, and being in the south right of way line of El Mar Lane (120' R.O.W.);

THENCE N78°57'25"E along and with the south right of way line of said El Mar Lane, a distance of 347.83' to a capped iron rod found for the most northerly east corner of the tract herein described;

THENCE S10°58'14"E, a distance of 87.06' to a point for an interior corner of the tract herein described, from which a ½" iron rod was found at S89°45'17"E 1.01';

THENCE S28°08'40"E, a distance of 87.32' to a point for the most easterly north corner of the tract herein described, from which a ½" iron rod was found at N08°05'56"W 0.45', and said point being in the west right of way line of said North Meyer Road;

THENCE S28°33'25"E along and with the west right of way line of said North Meyer Road, a distance of 211.00' to the POINT OF BEGINNING of the tract herein described.

TABLE OF EXCEPTIONS

	The following matters and all terms of the documents creating or offering evidence of the matters (We must read each one & decide how we explain)	SURVEYOR COMMENT
10		
A	Rights of Parties in possession (OWNER POLICY ONLY)	As shown on survey
B	Intentionally deleted	
C	Intentionally deleted	
D	All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed on Schedule B or not. There may be leases,	Unable to Plat. Surveyor has no opinion
E	Utility easement 5 feet in width along the South property lines, as shown by the recorded plat of said sub division.	As shown on survey
F	An unidentified easement, adjoining the above 5 foot utility easement 5 feet wide from a above 23 feet above the ground upward, as set forth and defined by instrument(s) filed for record under Harris County Clerk's File No(s.) C712586, Electric distribution and communication lines easement 15 feet wide as granted to Houston Lighting and Power Company by instrument(s) filed for record under Harris County Clerk's File No(s.) C734804 and defined by electric electrical lines(s)	As shown on survey
G	Utility easement one recorded 14.22 feet in width along the West property	As shown on survey
H	Sheet 1.66 shown by the recorded 5' 6" and 5 easements, Building set back line 25 feet in width along the easterly property, as	As shown on survey
I	shown by the recorded plat of said subdivision	As shown on survey
J	All oil, gas and other minerals, together with all rights, privileges and immunities relative thereto, as set forth in instrument filed for record under Harris County Clerk's File No. Page 434, of	Affects entire tract
K	Mineral(s), Deed	
L	Any rights of adjacent owners and/or rental agreements with rights of tenants in possession,	Surveyor has no opinion
M	Intentionally Deleted	
N	Subject to the terms) as shown per survey prepared by Robert D Ellis, R.P.L.S. No 4006, a Ellis Surveying Services Dated July 7, 2014, Broken concrete encroachment over N.L. & P. easement C734804	As shown on survey

LEGEND

LINES

SYMBOLS

ABBREVIATIONS

SURVEYOR NOTES

1. Coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, South Central Zone.
2. Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone
3. This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-345-4545) to mark onsite underground utilities/hazards.
4. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This survey does not provide a determination of opinion concerning the location or existence of wetlands, facilities, toxic or hazardous waste areas, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
6. The word "certify" or "certificate" as shown and used hereon denotes an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
7. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines; restrictive covenants, subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements, and ownership title evidence
8. Any declaration made hereon or herein is made to the original purchaser of the survey & is not transferable to additional institutions or subsequent owners

To: Sunset Development Inc., Texas American Title Company, and Jon Boone or Margie Shanks.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this map or plat and the survey it which it was based were made on the ground of the property legally described hereon and is made in compliance to the standards and specifications of a T.S.P.S. Category 1A, Condition II, Survey

Robert D Ellis
Tx. Reg No. 4006

REV. NO.	DATE	COMMENT
C	07-09-14	CHANGED TO CATEGORY 1A
B	07-07-14	FSA
A	07-02-14	FOR REVIEW

DATE: 07-09-14
SCALE: 1" = 30'
TEXAS AMERICAN TITLE
GF NO. 7800-14-1085
ABSTRACT NO. 332 ELLISON MORRIS

Ellis Surveying Services
2414 Summit Lane, Pearland, Texas 77581
T-1 (409) 933-3781 Fax (409) 933-3786
Texas Registration No. 10010400

SURVEY OF
A 2.1639 acre tract (94,262 Sq. Ft.) of land situated in the Ellison Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of the Unrestricted Reserve, in Block 5, of Miramar, Section Three

0 30 60
SCALE: 1" = 30'

El Mar Village

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: April 7, 2015

Submitter/Requestor: Community Development **Date Submitted: March 27, 2015**

Presenter: Sean Landis

Description/Subject:

A request for final approval of a Planned Unit Development (PUD) to create "Chesapeake Bay Luxury Seniors Community" approximately 12 acre, 259 unit, luxury apartment complex.

Applicant:

WMF Investments (William Friedrichs)

Legal Description: Tract 1 - 0.2327 Acres, H.C.C.F. No. 20070629538, remainder of 0.2248 Acres; Tract 2A - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 2B - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acre; Tract 3 - 3.360 Acres H.C.C.F. No. U067284, remainder 3.244 Acres; and Tract 4 - 5.72 Acres out of 10.501 Acres, H.C.C.F. No. P969328, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas

This property is located immediately east of Repsdorph and south of Brummerhop Park.

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

Purpose/Need: Policy Issue☑ Administrative Issue ☐

The purpose 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 applicant: W.M.F. Investments is requesting the final approval of a Planned Unit Development (PUD) "Chesapeake Bay Luxury Seniors Community". The project will be 55 years of age restricted, 259 unit multifamily development.

The project will be constructed on approximately a 12 acres site located immediately east of Repsdorph and south of Brummerhop Park.

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

Recommended Action:

Attachments:

Exhibit A. Final Planned Unit Development Plan, Titled "Chesapeake Bay Luxury Seniors Community"

Fiscal Impact:

Budgeted	___ Yes	___ No	Finance Officer Review:
Budget Amendment Required	___ Yes	___ No	
Future/Ongoing Impact	___ Yes	___ No	

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:

City Manager Review:

- ○ Approved as submitted
- ○ Submitted for Council consideration without comment
- ○ 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 _____ _____
(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) _____ _____

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.

ORDINANCE NO. 2015-11 "CHESAPEAKE BAY SENIORS ONLY LIVING COMPLEX" PUD

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 11.7127 ACRES OF LAND, COMPRISING TRACT 1 - 0.2327 ACRES, H.C.C.F. NO. 20070629538, REMAINDER OF 0.2248 ACRES; TRACT 2A - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRE; TRACT 2B - 1.2 ACRES, H.C.C.F. NO. T539938, REMAINDER OF 1.16 ACRES; TRACT 3 - 3.360 ACRES H.C.C.F. NO. U067284, REMAINDER 3.244 ACRES; AND TRACT 4 - 5.72 ACRES OUT OF 10.501 ACRES, H.C.C.F. NO. P969328, REPSDORPH PARTITION, ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY TEXAS, LOCATED BETWEEN WEST REPSDORPH ROAD TO THE WEST, HUCKLEBERRY FINN COVE TO THE EAST, LOT 1 REPSDORPH PARTITION TO THE SOUTH AND PEBBLE BROOK DRIVE TO THE NORTH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD;" FOR A USE OF A SENIORS ONLY COMPLEX CONSISTING OF 259 MULTI-FAMILY LIVING UNITS; 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 AND NOTICE.

WHEREAS, the applicant, WMF Investments, Inc., ("Applicant") and owners CL Repsdorph, LLC; Jack Hornsby, Jr.; James Hussion, Jr.; and Charles and Jan Bosone ("Owners"), (collectively "Applicants") acting by and through its duly authorized representatives have requested rezoning of property consisting of approximately 11.7127 acres of land, comprising Tract 1 - 0.2327 acres, H.C.C.F. No. 20070629538, remainder of 0.2248 Acres; Tract 2a - 1.2 acres, H.C.C.F. No. T539938, remainder of 1.16 acres; Tract 2b - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acres; Tract 3 - 3.360 acres H.C.C.F. No. U067284, remainder 3.244 Acres; and Tract 4 - 5.72 acres out of 10.501 acres, H.C.C.F. No. P969328, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas, located between Repsdorph Road to the west, Huckleberry Finn Cove to the East, Lot 1 Repsdorph partition to the south and Pebble Brook Drive to the north, being more particularly described by metes and bounds in Exhibit "A", which is incorporated by reference for all purposes, ("Property"), the same to be a Planned Unit Development, ("PUD") for a seniors only living community, to be referred to as the "Chesapeake Bay Seniors Living Complex; and

WHEREAS, Applicants have filed an application to rezone the Property from "C-2" (Medium commercial district) to "PUD" and have submitted a development plan providing for housing for senior adults in a 259 unit multifamily development as further depicted in site

PUD plan ("Plan"), referenced herein as Exhibit "B" which is attached hereto as a part of this Ordinance; and

WHEREAS, the City desires to address the need for housing for all segments of the population; and

WHEREAS, the senior citizen population in the City and region is projected to increase substantially in the coming decades; and

WHEREAS, the City recognizes a current need for communities for senior adults inside the city; and

WHEREAS, the City requires the owner to develop procedures for routinely determining the occupancy of each unit, including at a minimum the identification of whether at least one permitted occupant of each unit is 55 years of age or older; with such procedures as may be part of a normal leasing or purchasing agreement; and

WHEREAS, it is the intent of the City and the Owner of the housing facility to fully comply with the rules made by the Secretary of the United States Department of Housing and Urban Development pursuant to 24 C.F.R. part 100 ("Housing for Older Persons Act of 1995" for verification of occupancy and otherwise to comply with law; and

WHEREAS, it is a goal of the City to promote the development of housing designed to meet the special needs of older persons/senior adults; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council conducted a public hearing to consider approval of the preliminary plan for PUD designation submitted by Applicant, with the Planning and Zoning Commission filing a report recommending approval on March 17, 2015, which was thereafter approved by City Council on the same date 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 conducted a special joint meeting to hear a presentation on the final PUD plan submitted by Applicants, (see Exhibit "B"), with the Planning and Zoning Commission filing a report recommending approval on April 7, 2015, which was thereafter addressed by City Council on the same date 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-2 to PUD, as requested, and depicted in the site PUD Plan, Exhibit "B", 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 strict accordance with the submitted Plan as referenced in Exhibit "B" would not be detrimental to the community, and is in conformance with the zoning ordinance and comprehensive plan for development of the City;

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

SECTION 1. FINDINGS.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being understood that City Council is relying upon the express representations of Applicant/Owners appearing in the documents submitted for final approval, including the application for rezoning, oral representations made to the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance, the final report from the Planning and Zoning Commission, the minutes of Planning and Zoning/City Council, the property identification, (Exhibit "A") and Plan, (Exhibit "B").

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

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map*"* is hereby amended by rezoning the Property from C-2 to PUD *strictly conditioned upon full and complete compliance with the approved PUD Plan*, *the regulations, restrictions, and conditions* hereinafter set forth in "Exhibit B", which is attached hereto and made a part of this Ordinance, for the subject 11.7127 acres of land, comprising Tract 1 - 0.2327 acres, H.C.C.F. No. 20070629538, remainder of 0.2248 Acres; Tract 2a - 1.2 acres, H.C.C.F. No. T539938, remainder of 1.16 acres; Tract 2b - 1.2 Acres, H.C.C.F. No. T539938, remainder of 1.16 Acres; Tract 3 - 3.360 acres H.C.C.F. No. U067284, remainder 3.244 Acres; and Tract 4 - 5.72 acres out of 10.501 acres, H.C.C.F. No. P969328, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas, located between Repsdorph Road to the west, Huckleberry Finn Cove to the East, Lot 1 Repsdorph partition to the south and Pebble Brook Drive to the north, being more particularly described by metes and bounds in Exhibit "A" which is attached hereto and made a part of this Ordinance for all purposes.

SECTION 3. AMENDMENT OF ZONING MAP

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

SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code 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 5. 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 6. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part 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 7. NOTICE

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

PASSED AND APPROVED on first reading this 7th day of April, 2015.

PASSED, APPROVED, AND ADOPTED on second and final reading this 21st day of April, 2015.

By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Michele L. Glaser, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
Steven L. Weathered
City Attorney

Exhibit "A" to Ordinance No. 2015-XX

The Property – Metes & Bounds
11.7127 acres

"Exhibit B" to Ordinance No. 2015-XX

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

SEABROOK

Application for Land Development Permit

Incomplete applications cannot be processed

☐ Zoning Change / PUD ☐ Text Change ☐ Zoning Variance ☐ Administrative Appeal

☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: Wm Friedrichs, Jr
Address: 16265 Diana Ln. Ste 200
City: Houston
State: TX ZIP 77058

E-Mail: wmfinvestments@gmail.com
Fax #: 281 480-3128
Phone: _____

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☑ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

* See attached

Owner(s): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: _____
Address: _____
City: _____
State: _____ Zip _____

Phone #: _____
Name: _____
Address: _____
City: _____
State: _____ Zip _____

PROPERTY INFORMATION See attached survey

Property Address: A tract of land in Repsdorph Partition Subdiv. Abstract #52
Legal Description: Lot _____ Block _____
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: C2 (Available from Building Department)
Current Use of Property: Vacant (Be specific)
Number of existing Driveways: -0-
General Dimensions of Property: Width: 17±' Depth: 580' Land Area: 10,000+- Sq. Feet: ____ Acres: 0.2248

Adjoining Uses: North _____ South _____
East _____ West _____
Adjacent Streets: North _____ South _____
East _____ West _____

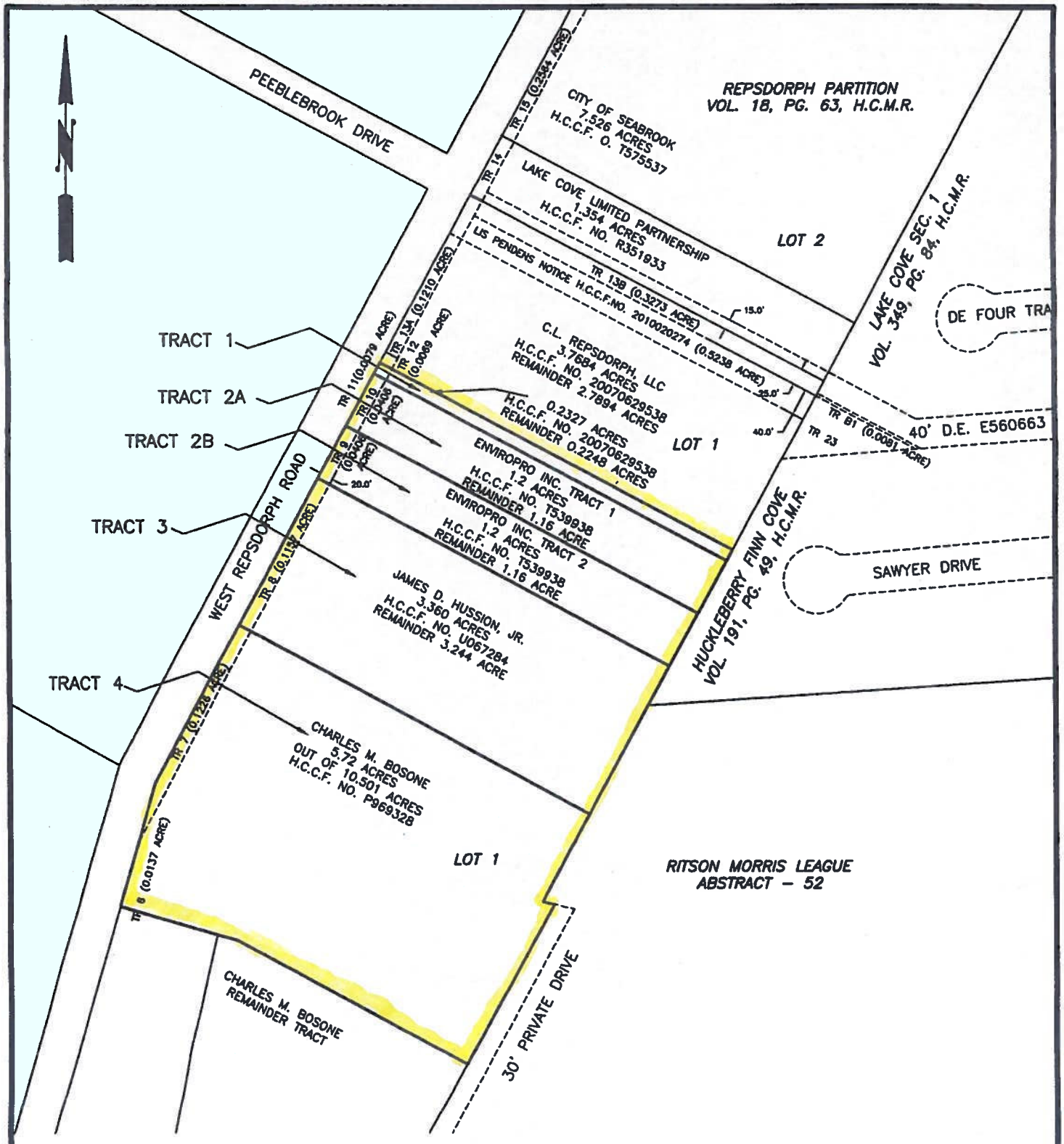
Is the property served with: City Water? ☑ Yes ☐ No City Sewer? ☐ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Wm Friedrichs Date: 1-20-15

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE



NOTES:
1) NOT A BOUNDARY SURVEY – DESCRIPTION FOR CITY OF SEABROOK ZONING CHANGE REQUEST ONLY.

0 200 400

ELLIS
SURVEYING SERVICES

2805 25th Avenue North
Texas City, TX 77591
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

EXHIBIT "A"
CITY OF SEABROOK ZONING CHANGE REQUEST PLAT

11.77 ACRES OUT OF LOT NO. 1
REPSDORPH PARTITION AS PER THE
MAP OR PLAT THEREOF RECORDED IN
VOLUME 18 PAGE 63 OF THE HARRIS
COUNTY MAP RECORDS IN THE RITSON
MORRIS LEAGUE A–52
HARRIS COUNTY, TEXAS
Jan. 28, 2015
Proj. No. 2346

This is for the 17.17 foot tract that goes with the 3.76 acre CL Reas Dorph tract that makes up 4.02 acre

EXHIBIT A

ROBERT DELMONTEQUE; ESTATE OF

SCHLANGER, SILVER, BARG & PAINE, L.L.P., a Texas limited liability partnership, successor of SCHLANGER, COOK, COHN & MILLS;

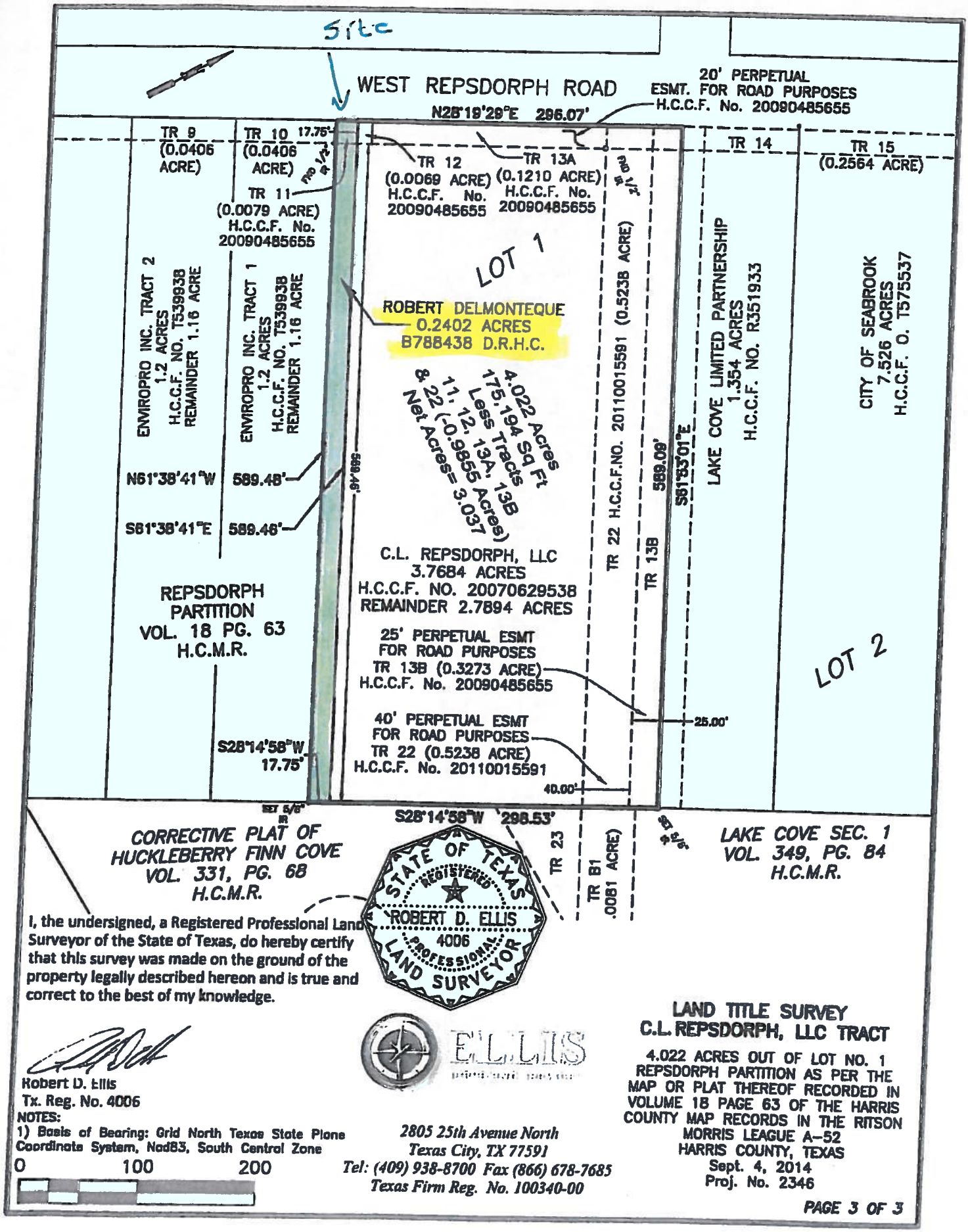
CLAYTON L. COOKE, TRUSTEE OF THE CLAYTON L. COOKE ARTICLE V TRUST CREATED IN THE WILLIAM F. COOKE, JR., AND DOROTHY EVANS COOKE RESIDUARY TRUST CREATED U/T/A DATED APRIL 13, 1989;

JEANNE COOKE SIMPSON, TRUSTEE OF THE JEANNE COOKE SIMPSON ARTICLE V TRUST CREATED IN THE WILLIAM F. COOKE, JR., AND DOROTHY EVANS COOKE RESIDUARY TRUST CREATED U/T/A DATED APRIL 13, 1989;

KAPLAN COMMUNITY PROPERTY PARTNERSHIP, a Texas general partnership

DWAYNE CLARK, MANAGER

c/o
Lee D. Schlanger, P.C. | Partner
Schlanger Silver Barg & Paine, LLP
109 N. Post Oak Lane, Suite 300 | Houston, Texas | 77024-7755
Direct: 713.735.8530 | Fax: 713.785-2091 | Main: 713.785.1700



I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.

STATE OF TEXAS
REGISTERED
ROBERT D. ELLIS
4006
PROFESSIONAL
LAND SURVEYOR

Robert D. Ellis
Tx. Reg. No. 4006

NOTES:
1) Basis of Bearing: Grid North Texas State Plane Coordinate System, Nad83, South Central Zone

0 100 200

ELLIS

2805 25th Avenue North
Texas City, TX 77591
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

LAND TITLE SURVEY
C.L. REPSDORPH, LLC TRACT

4.022 ACRES OUT OF LOT NO. 1 REPSDORPH PARTITION AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18 PAGE 63 OF THE HARRIS COUNTY MAP RECORDS IN THE RITSON MORRIS LEAGUE A-52
HARRIS COUNTY, TEXAS
Sept. 4, 2014
Proj. No. 2346

Exhibit "A"

A tract or parcel of land in the REPSDORPH PARTITION SUBDIVISION located in the Ritson Morris League, Abstract No. 52, in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 18, Page 63, of the Map Records of Harris County, Texas, and being that same tract of land conveyed to Isabell Gerhart, Inc., to Herb Handley, W. F. Cook, Jr., Leo Kaplan, and Robert Delmonteque, by Deed dated December 31, 1968, recorded in Volume 7477, Page 378, of the Deed Records of Harris County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the Northeast corner of Farm Lot No 1 of the Repsdorph Partition in the Ritson Morris Survey in Harris County, Texas, as shown by plat of said partition recorded in Volume 18, Page 63, Harris County Map Records, being 2865.8 feet South 31 Deg. 05 Min. West of the 4 inch x 4 inch marble monument located at the Northeast corner of the Repsdorph 144.82 acre tract;

THENCE continuing South 31 Deg. 05 Min. West, 278.1466 feet along a fence to a point in the East line of the Repsdorph Farm Lot No. 1, said point being the Southeast corner of the Northerly or Northeasterly 278.1466 feet conveyed by E. Norwin Gerhard to Robert Delmonteque, et al, by Deed dated October 15, 1963, and the BEGINNING POINT for the property herein described;

THENCE North 58 Deg. 55 Min. West, 590.48 feet along the South line of the tract heretofore conveyed by E. Norwin Gerhart to Robert Delmonteque, et al, to a point in the West line of said Repsdorph Partition;

THENCE South 31 Deg. 05 Min. West, along the West line of Farm Lot No. 1 and the East right-of-way of Repsdorph Drive, 17.1734 feet, more or less, to the Northwest corner of the 1.2 acre tract of land conveyed by Grantor to George W. Shows;

THENCE South 58 Deg. 55 Min. East, 590.48 feet along the North line of the 1.2 acres conveyed to George W. Shows, to an iron rod in the East line of Farm Lot No. 1;

THENCE North 31 Deg. 05 Min. East, along the East line of Farm Lot No. 1, 17.1734 feet, more or less, to the POINT OF BEGINNING.

ENVIRUFO

SEABROOK

Application for Land Development Permit

****Incomplete applications cannot be processed****

☒ Zoning Change/PUD ☐ Text Change ☐ Zoning Variance ☐ Administrative Appeal

☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: W M Friedrichs, Jr.
Address: 11615 Diana Ln. #700
City: Houston
State: Texas ZIP 77058

E-Mail: wmfinvestments@gmail.com
Fax #: 281-480-3128
Phone: 281-480-5005

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☒ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): Jack Hornsby, Jr. Signature: Jack Hornsby Digitally signed by Jack Hornsby DN: cn=Jack Hornsby, o, ou, e=mail=yachtsman@tx.rr.com, c=US Date: 2014.10.29 14:37:41 -05'00' ✓
Date: 9.7.14 Signature:

Owner(s) Mailing address(es):
Name: Jack Hornsby, Jr.
Address: 406 Lakeshore Dr.
City: El Lago
State: Texas Zip 77586

Phone #:
Name:
Address:
City:
State: Zip

PROPERTY INFORMATION See Attached Survey

Property Address: Repsdorph Tract 1A+2B HCCF No. T534938
Legal Description: Lot Block See Zoning Map Attached
Addition
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: C-2 (Available from Building Department)
Current Use of Property: Vacant (Be specific)
Number of existing Driveways: 1
General Dimensions of Property: Width: Depth: Land Area: Sq. Feet: Acres: 2.32 Net 2.4 Gross

Adjoining Uses: North South East West
Adjacent Streets: North South East West

Is the property served with: City Water? ☐ Yes ☐ No City Sewer? ☐ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: W.M. Friedrichs Jr. Date: 1-28-15

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

TRACT 2A

EXHIBIT "A"

523-83-1312

1.2 acres, more or less, out of Farm Lot No. 1, Repsdorph Tract as described in Harris County Map Records, Volume 18, Page 63 described by metes and bounds as follows:

COMMENCING at a point rod at the Northeast corner of Farm Lot No. 1 as described in Volume 18, Page 63 of the Harris County Map Records, same being 2865.8 feet South 31° 05 Min. West of a point located on the Northeast corner of the Repsdorph 144.82 acre tract;

THENCE continuing South 31° 05 Min. West, 295.32 feet along a fence to a 1/2 inch iron rod found marking the PLACE OF BEGINNING of the herein described;

THENCE North 58° 55 Min. West, along the Southwest line of a 3.77 acre tract as described in Volume 5317, Page 206 HCDR a distance of 590.01 feet to a 1/2 inch iron rod found in the West line of Farm Lot No.1 and the East Right-of-way line of Repsdorph Drive;

THENCE South 31° 05 Min. West, 88.60 feet along the East right-of-way line of Repsdorph Drive to a 1/2 inch iron rod found for Southwest corner;

THENCE South 58° 55 Min. East along the Northeast line of a 1.2 acre tract as described in HCCFN L190475 a distance of 590.01 feet to a 1/2 inch iron rod found in the East line of Farm Lot No. 1 for Southeast corner;

THENCE North 31° 05 Min. East, along the Northwest line of Huckleberry Finn Cove Subdivision recorded in Volume 331, Page 68 HCMR, a distance of 88.60 feet to the PLACE OF BEGINNING and containing 1.2 acres of land.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that the instrument was FILED in the number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

FEB 10 1999

COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
99 FEB 10 PM 1:51

TRACT 2B
EXHIBIT "A" 523-83-1325

1.2 acres of land, more or less, out of Farm Lot No. 1, Repsdorph Tract as described in Harris County Map Records, Volume 16, Page 63, and being more partic darly described by metes and bounds as follows:

COMMENCING at an point on the Northeast corner of Farm Lot. 1 as described in Volume 16, Page 63, of the Map Records of Harris County, Texas, same being 865.8 feet South 31° 05 Min. West of the point located on the Northeast corner of Repsdorph 14(.82 acre tract;

THENCE continuing South 31° 05 Min. West , 363.92 feet along a fence to a 1/2 inch iron rod found marking the PLACE OF BEGINNING of the tract herein described;

THENCE North 58° 55 Min. West, along the Southwest line of a 1.2 acre tract as described in HCCFN C490970 a distance of 590.01 feet to a 1/2 inch iron rod found in the Northwest line of Farm Lot No. 1 and the East right-of-way line of Repsdorph Drive (60 ' R.O.W.);

THENCE South 31°05 Min. West, a distance of 88.60 feet along the East right-of-way line of Repsdorph Drive to a 1/2 inch iron rod found for Southwest corner;

THENCE South 58° 55 Min. East, along the Northeast line of a 3.355 acre tract as described in HCCFN S621969 a distance of 590.01 feet to a 1/2 iron rod found in the East line of Farm Lot No. 1 for Southeast corner;

THENCE North 31° 05 Min. East, along the Northwest line of a Huckleberry Plan Cove Subdivision , recorded in Volume 331, Page 68 HCMR a distance of 88.60 feet to the PLACE OF BEGINNING and containing 1.2 acres of land, more or less.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that the foregoing was FILED in the Clerk's Records of the County of Harris, Texas on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

FEB 11 1999

COUNTY CLERK
HARRIS COUNTY TEXAS

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Hussion

SEABROOK

Application for Land Development Permit

Incomplete applications cannot be processed

☒ Zoning Change/PUD ☐ Text Change ☐ Zoning Variance ☐ Administrative Appeal

☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: John Friedrichs Jr.
Address: 11615 Diana Ln #200
City: Houston
State: Texas ZIP 77099

E-Mail: Lonfriedrichs@gmail.com
Fax #: 281-480-3199
Phone: 281-480-5665

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☒ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application

Owner(s): James D Hussion, Jr. Signature: James D Hussion ✓
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: _____
Address: 2211 Terrace Gate Lane
City: Katy
State: Texas Zip 77450

Phone #: 713-301-1770
Name: _____
Address: _____
City: _____
State: _____ Zip _____

PROPERTY INFORMATION See Attached Survey

Property Address: Redcliff / James Hussion ICCF No. 00670253
Legal Description. Lot _____ Block: _____ See Zoning Map Attached
Addition _____
(You may attached Meles & Bounds description from your Deed if available)

Current Zoning Classification: C-2 (Available from Building Department)
Current Use of Property: Vacant (Be specific)
Number of existing Driveways: 1
General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq Feet: _____ Acres: 3.34 3.244 NET

Adjoining Uses: North _____ South _____
East _____ West _____
Adjacent Streets: North _____ South _____
East _____ West _____

Is the property served with: City Water? ☐ Yes ☐ No City Sewer? ☐ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: J. M. Friedrichs Jr. Date: 1-28-15

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

TRACT 3
EXHIBIT "A"

529 03 2955

A tract of land, being part of Lot One (1), of the Repsdorph Partition in the Ritson Harris Survey, Abstract 82, in Harris County, Texas, according to the map thereof, recorded in Volume 18, Page 63, Map Records, Harris County, Texas, and being more particulary described by metes and bounds as follows:

COMMENCING at a concrete monument set in the East line of Repsdorph Road, based on a width of 60 feet, said point being the Northwest corner of Lot One (1), of the Repsdorph Partition;

THENCE South 31 deg 05 min West along the East line of Repsdorph Road, 480.89 feet to a 1/2 inch iron rod for the Point of Beginning;

THENCE South 31 deg 05 min West along the East line of Repsdorph, 247.48 feet to a 1/2 inch iron rod for a corner;

THENCE South 58 deg 55 min East, 590.48 feet to a 1/2 inch iron rod for a corner;

THENCE North 31 deg 05 min East, 247.48 feet to a 1/2 inch iron rod for a corner;

THENCE North 58 deg 55 min West, 590.48 feet to the Point of Beginning and containing 146,131.99 square feet, or 3.3550 acres, more or less.

Bosone

SEABROOK

Application for Land Development Permit

Incomplete applications cannot be processed

☑ Zoning Change / PUD ☐ Text Change ☐ Zoning Variance ☐ Administrative Appeal

☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: Wm Friedrichs, JR.
Address: 16815 Diana Ln. #200
City: Houston
State: Texas ZIP 77058

E-Mail: wmfinvestments@gmail.com
Fax #: 281-480-3128
Phone: 281-480-5665

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☑ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): Charles + Jan Bosone Signature: Jan Bosone
Date: _____ Signature: _____

Owner(s) Mailing address(es):
Name: P.O.
Address: P.O. Box Seven
City: Seabrook
State: Texas Zip 77586

Phone #: 281-326-5305
Name: _____
Address: _____
City: _____
State: _____ Zip _____

PROPERTY INFORMATION Tract (4) See Attached Survey

Property Address: 2020 Repsdorph Tract 13 + 16 HCCF # P96 7328
Legal Description: Lot _____ Block _____
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: C-2 + C-3 (Available from Building Department) See Zoning Map
Current Use of Property: Vacant (Be specific)
Number of existing Driveways: 1
General Dimensions of Property: Width: ____ Depth: ____ Land Area: ____ Sq. Feet: ____ Acres: 2.72

Adjoining Uses: North _____ South _____
East _____ West _____
Adjacent Streets: North _____ South _____
East _____ West _____

Is the property served with: City Water? ☑ Yes ☐ No City Sewer? ☑ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: Wm. Friedrichs Jr. Date: 1-28-14

ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE

TRACT 4
CHARLES M. BOSONE
5.72 ACRE TRACT

BEING a 5.72 acre tract out of the 10.501 acre tract described in conveyance to Charles M. Bosone recorded under Harris County Clerk's File No. P969328 being partially out of Lot 1 Repsdorph Partition according to the plat as recorded in Volume 18, Page 63 of the Harris County Map Records, said 5.72 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at the southwest corner of said Lot 1 Repsdorph Partition being in the easterly right of way line of Repsdorph Road (based on 60' right of way);

THENCE N 28°19'29" E, along the said easterly right of way line of Repsdorph Road (60' right of way), a distance of 266.00 (called 267.08) feet to the north corner of the herein described tract, being the west corner of that certain tract conveyed to James D. Hussion, Jr., described in instrument recorded in H.C.C.F. No. U067284, being the northwest corner of Tract 7, H.C.C.F. No. 20090338410;

THENCE S 61°27'56" E, along and with the southwest line of said James D. Hussion, Jr. tract, being the northeast line of the herein described tract, at 20 feet passing a found 1/2 inch iron rod for the northeast corner of said Tract 7, H.C.C.F. No. 20090338410, and continuing for a total distance of 590.05 (called 590.12) feet to a set 5/8" iron rod in the northwest line of the Ritson Morris League, A-52, being the northeast corner of the herein described tract;

THENCE S 28°14'58" W, following said southeast line of said Lot 1 Repsdorph Partition, a distance of 147.65 feet to a set 5/8 inch iron rod for interior corner in the south line of said Lot 1 Repsdorph Partition, according to the plat as recorded in Volume 18, Page 63 of the Harris County Map Records;

THENCE S 76°58'12" E, along and with said south line of Lot 1 Repsdorph Partition a distance of 18.19 feet to a set 5/8 inch iron rod for corner;

THENCE S 29°08'56" W a distance of 270.02 feet to a 5/8" iron rod set for the south corner of the herein described tract;

THENCE N 61°30'20" W a distance of 385.77 feet to a point for corner;

THENCE N 73°47'42" W a distance of 182.55 feet to a point in the said east right of way line of Repsdorph Road;

THENCE N 16°18'06" W along and with said easterly right of way line of Repsdorph Road a distance of 190.37 feet to the POINT OF BEGINNING.

Basis of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

EXHIBIT B-1:

LOCATION MAP

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY
&
Associates
Architects

0 50' 100' 200'

SCALE : 1" = 100' - 24" x 36" SHEET

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY
&
Associates
Architects

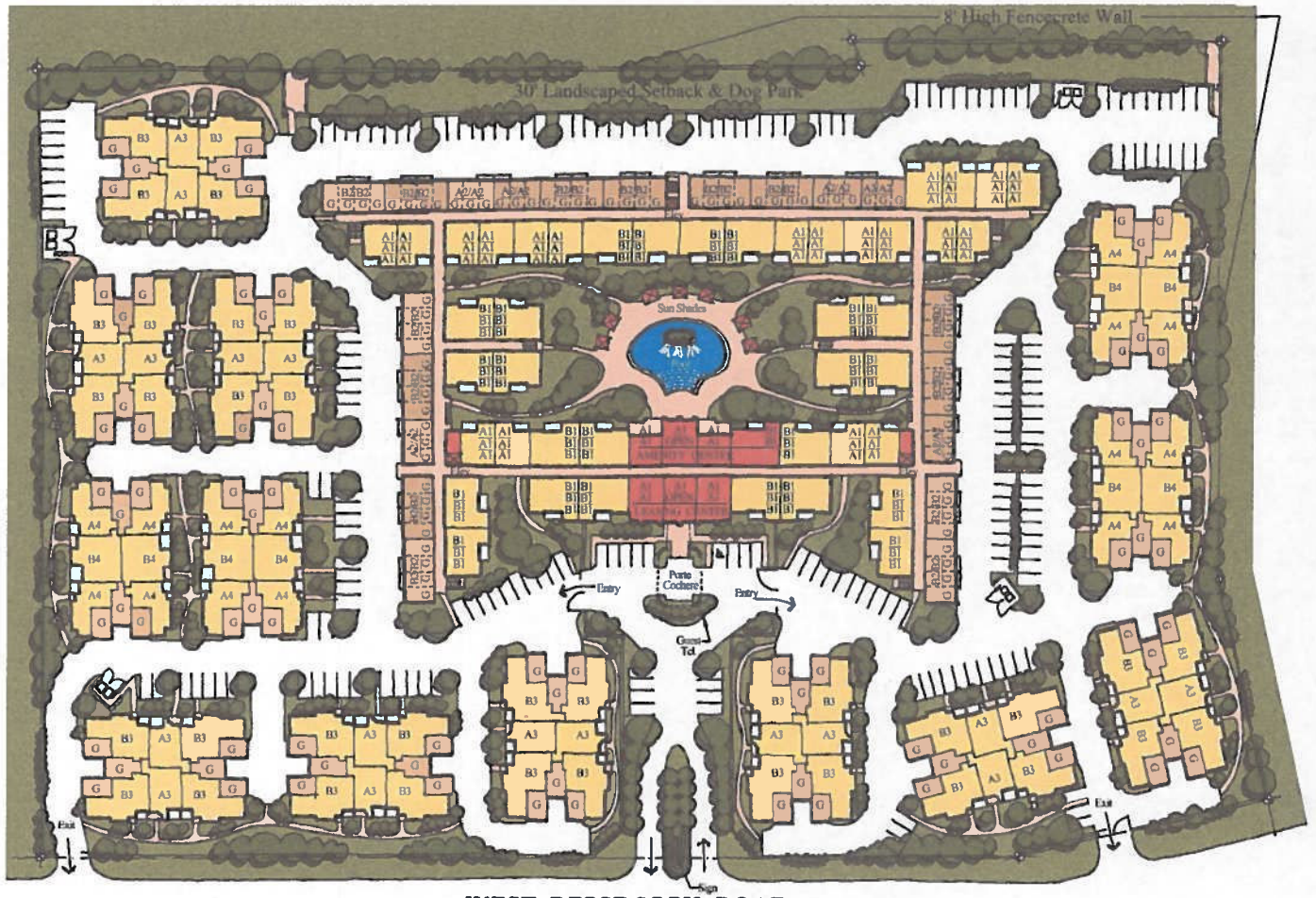
PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	70	729 s.f.
A2	One Bedroom, 1 Bath	12	746 s.f.
A3	One Bedroom, 1 Bath (Garage)	18	820 s.f.
A4	One Bedroom, 1 Bath (Garage)	16	791 s.f.
Total One Bedroom Units		116 Units	
B1	Two Bedroom, 2 Bath	71	990 s.f.
B2	Two Bedroom, 2 Bath	28	1,012 s.f.
B3	Two Bedroom, 2 Bath (Garage)	36	1,098 s.f.
B4	Two Bedroom, 2 Bath (Garage)	8	1,115 s.f.
Total Two Bedroom Units		143 Units	
Apartments Total		259 Units	234,472 s.f.

Parking Provided:

Direct Attached Garages	78 cars
Breezeway Garages	74 cars
Open Parking	204 cars
Total Parking Provided	356 cars (1.37 cars/unit)



WEST REPSDORPH ROAD

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

CHESAPEAKE BAY

A Luxury Seniors Community

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WMF INVESTMENTS

MUCASEY
&
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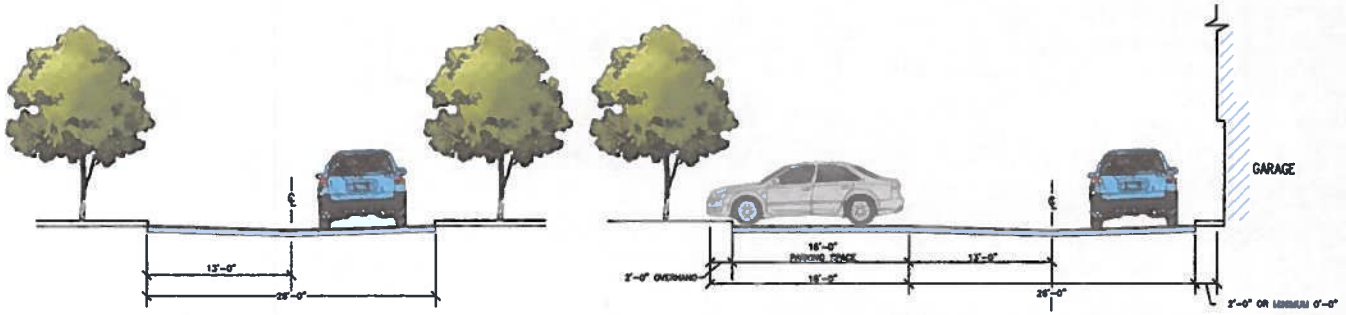
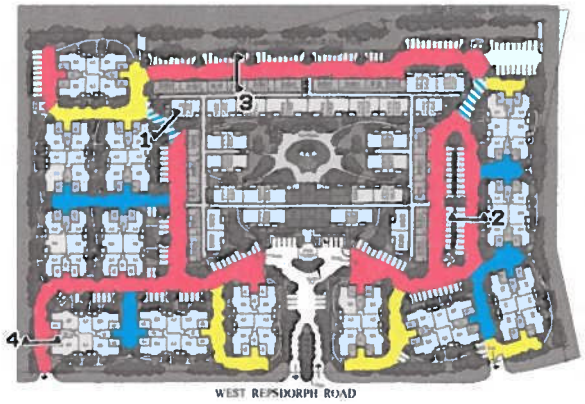
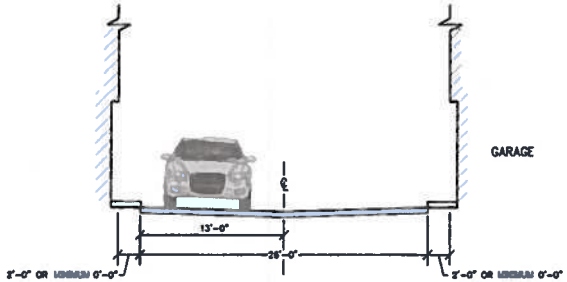
Architects



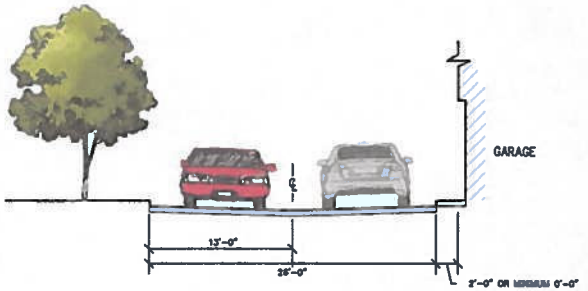
TYPICAL ACCESS DRIVE

SINGLE LOAD ACCESS DRIVE
WITH PARKING





DOUBLE LOAD ACCESS DRIVE



SINGLE LOAD ACCESS DRIVE
WITHOUT PARKING

CHESAPEAKE BAY

A Luxury Seniors Community

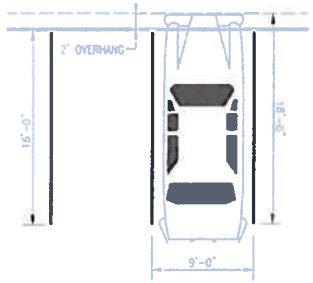
Developed by
WMF INVESTMENTS

MUCASEY
&
Associates
Architects

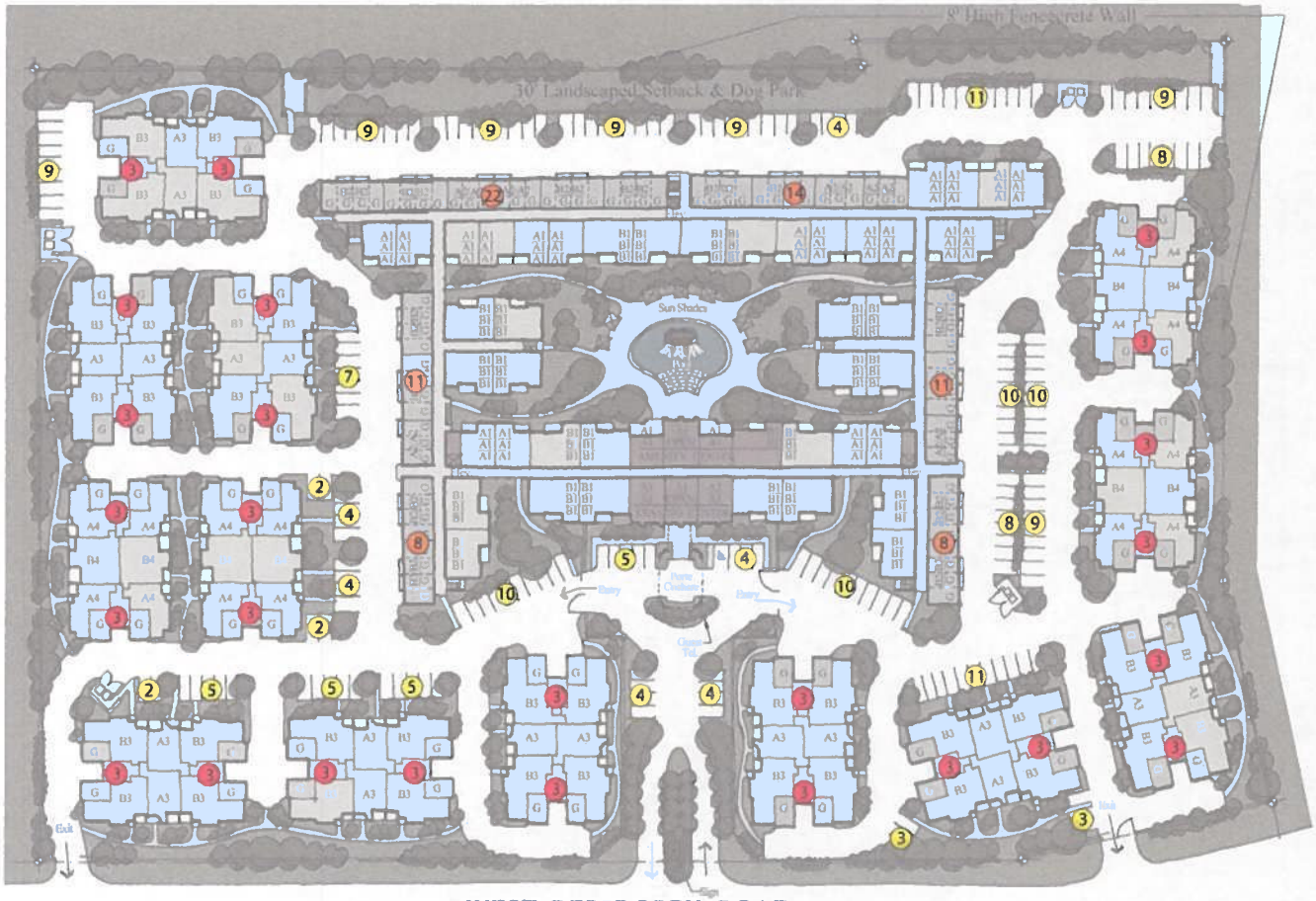
PARKING SUMMARY

Attached Garages	78
Breezeway Garages	74
Open Parking	204
Total Parking	356

Minimum 1.37 Spaces/Unit



TYP. PARKING DETAIL



WEST REPSDORPH ROAD

CHESAPEAKE BAY

A Luxury Seniors Community

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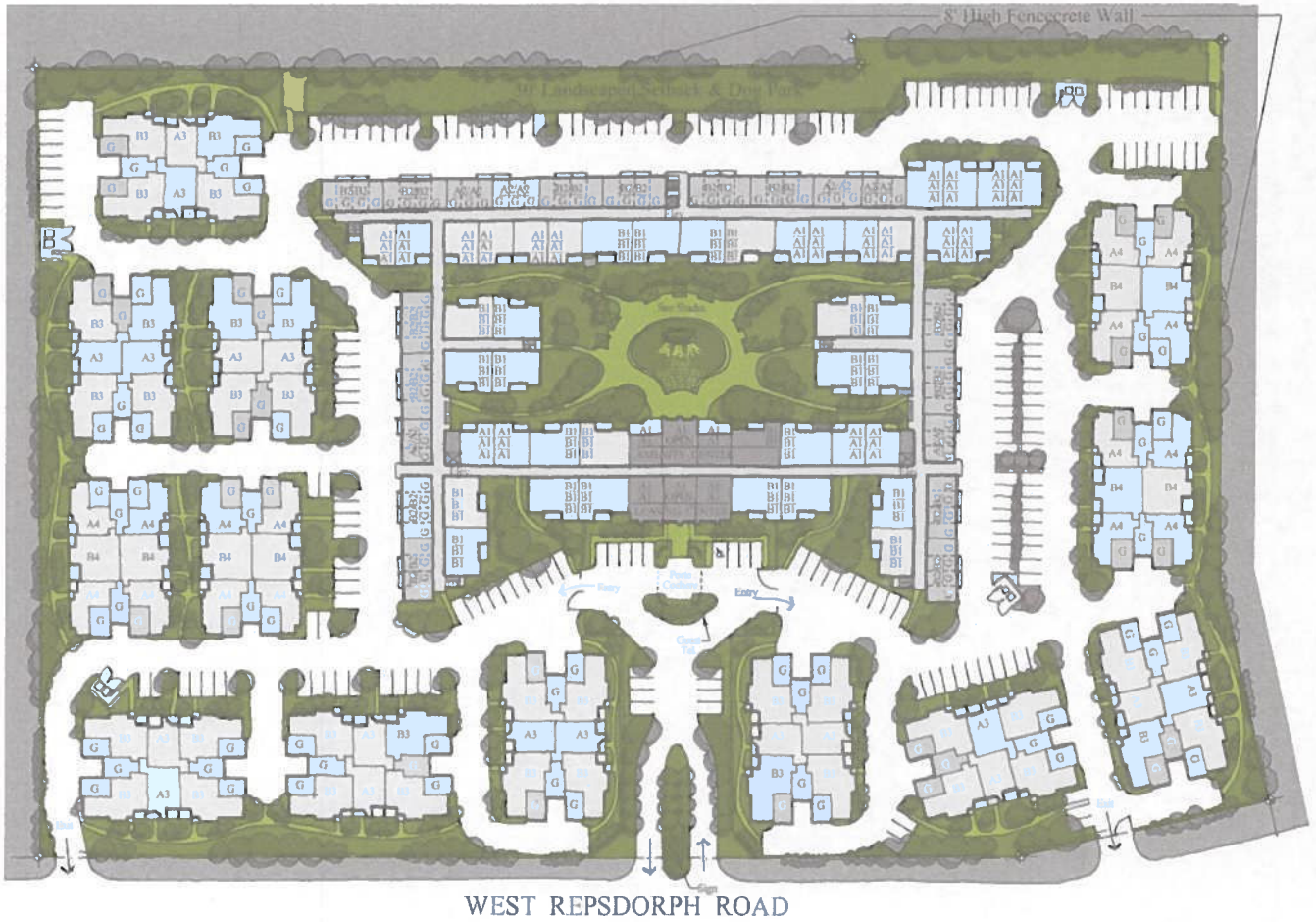
WMF INVESTMENTS

MUCASEY
&
Associates
Architects



OPEN SPACE SUMMARY

INDICATES OPEN SPACE
MINIMUM 20% OPEN SPACE
151,156 SF. PROVIDED
29% OF TOTAL SITE AREA

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

DATE: 02-13-2015

CHESAPEAKE BAY

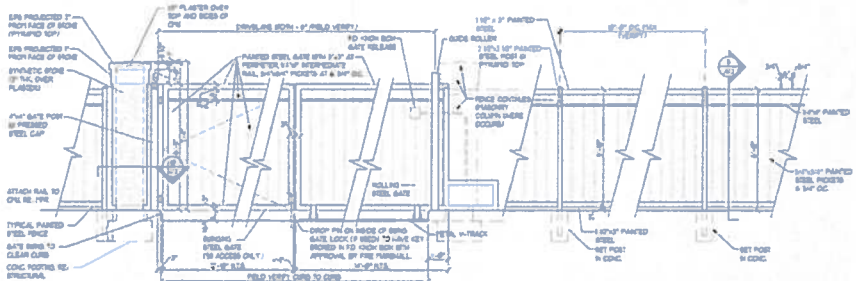
A Luxury Seniors Community

Developed by

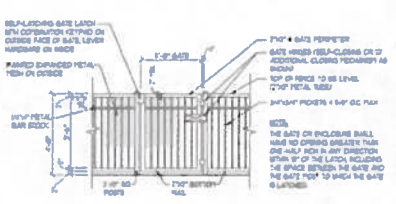
WMF INVESTMENTS

MUCASEY & Associates Architects

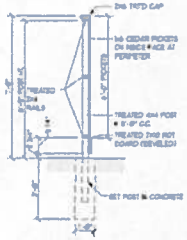
SIGN & SOLID WASTE ENCLOSURE DETAILS



1 A12 VEHICLE GATE ELEVATION

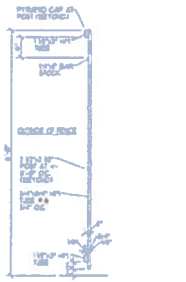


2 A12 PERIMETER FENCE DETAIL

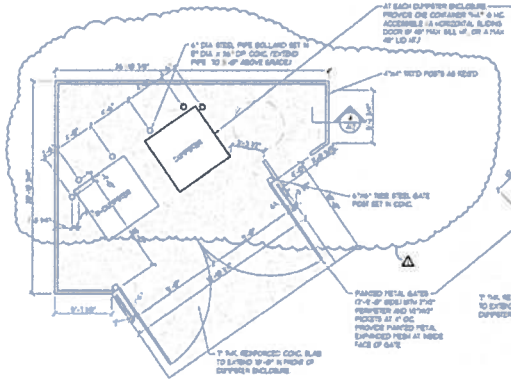


3 A12 POOL GATE DETAIL

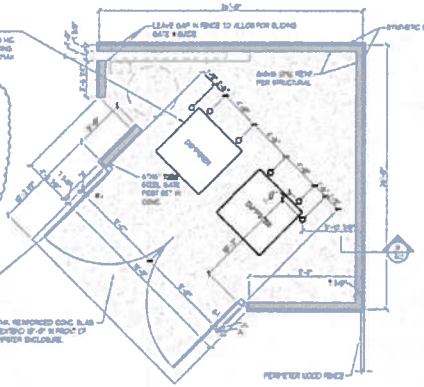
4 A12 WOOD FENCE SECTION, TYP.



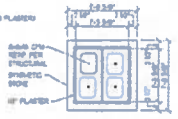
5 A12 IRON FENCE DETAIL



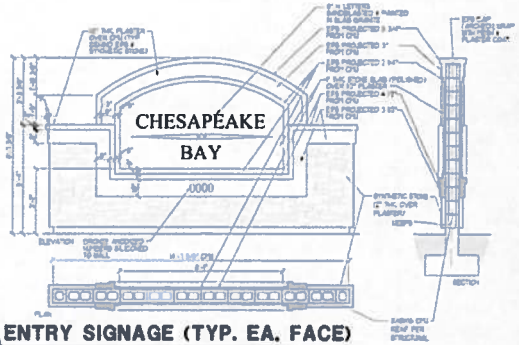
6 A12 Dumpster #1 - Plan



7 A12 Dumpster #2 - Plan

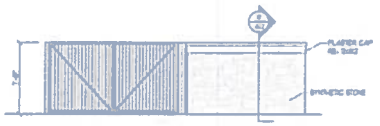


10 A12 COLUMN

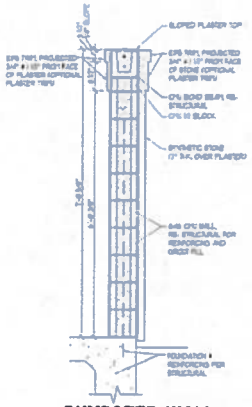


11 A12 ENTRY SIGNAGE (TYP. EA. FACE)

8 A12 Dumpster #1 - Elevation



9 A12 Dumpster #2 - Elevation



DUMPSTER WALL SECTION

D A12

EXHIBIT B-7:

EXISTING UTILITIES

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY & Associates Architects

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

EXHIBIT B-7a:

EXISTING UTILITES

CHESAPEAKE BAY

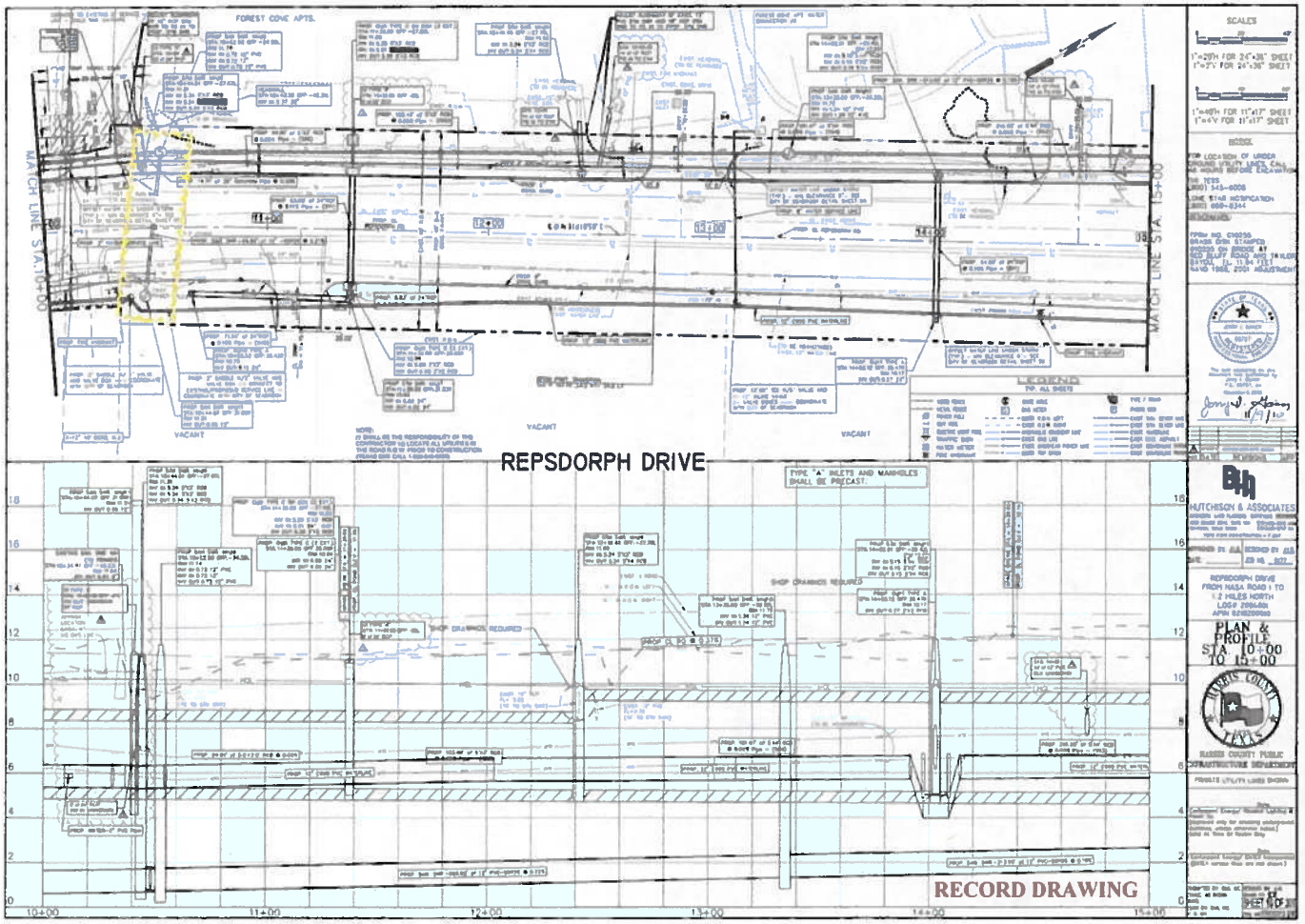
A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY & Associates

Architects



JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

EXHIBIT B-7b:

EXISTING UTILITES

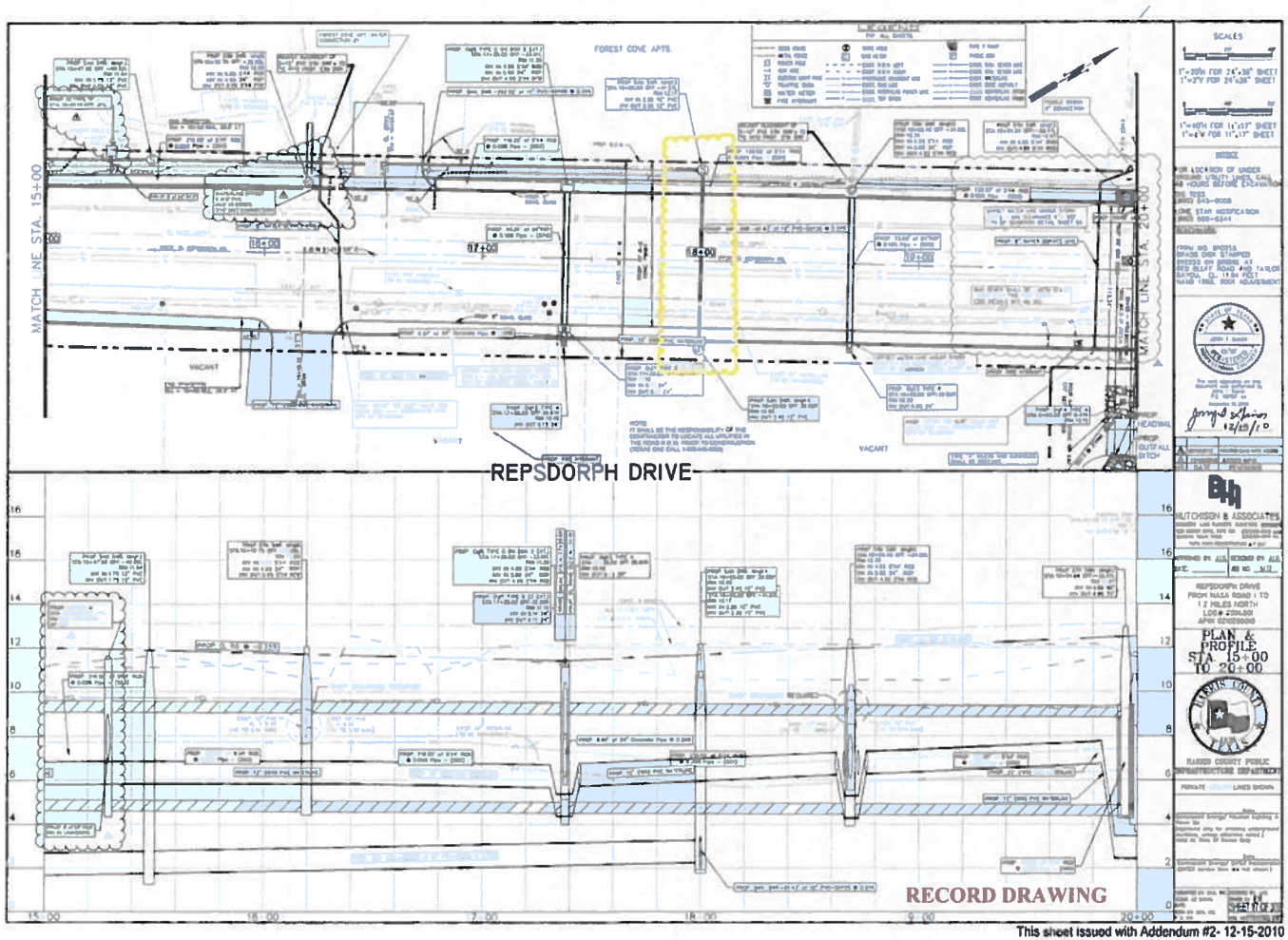
CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

WMF INVESTMENTS

MUCASEY
&
Associates
Architects



JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by
WMF INVESTMENTS

MUCASEY
&
Associates
Architects

DATE: 02-13-2015

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by
WMF INVESTMENTS

MUCASEY
&
Associates
Architects

Amenity Center Detail

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by
WMF INVESTMENTS

MUCASEY & Associates
Architects

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

CHESAPEAKE BAY - A LUXURY SENIORS COMMUNITY

DATE: 02-13-2015

CHESAPEAKE BAY

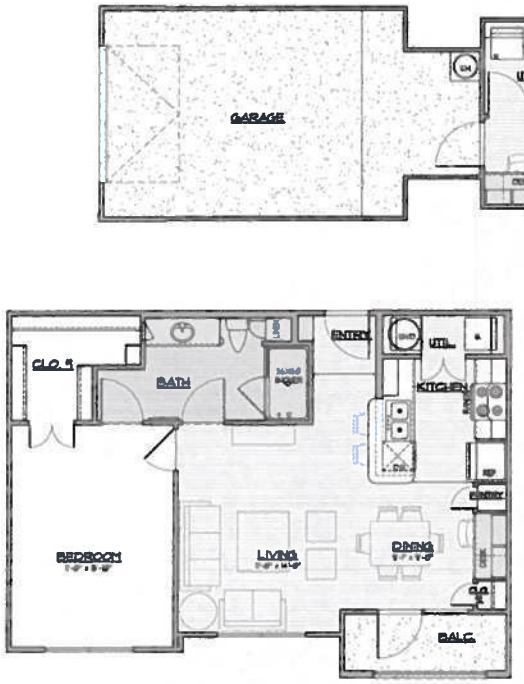
A Luxury Seniors Community

Developed by

WMF INVESTMENTS

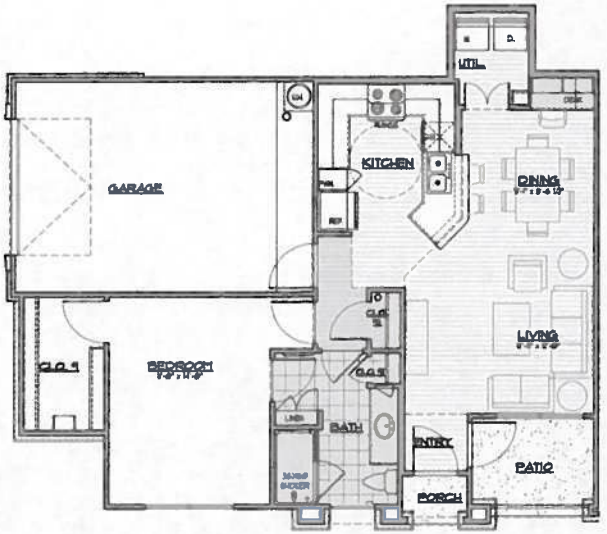
MUCASEY
&
Associates
Architects

UNIT "A1" - One Bedroom, 1 Bath



UNIT "A2" - One Bedroom, 1 Bath

UNIT "A3" - One Bedroom, 1 Bath
(attached garage)



UNIT "A4" - One Bedroom, 1 Bath (attached garage)

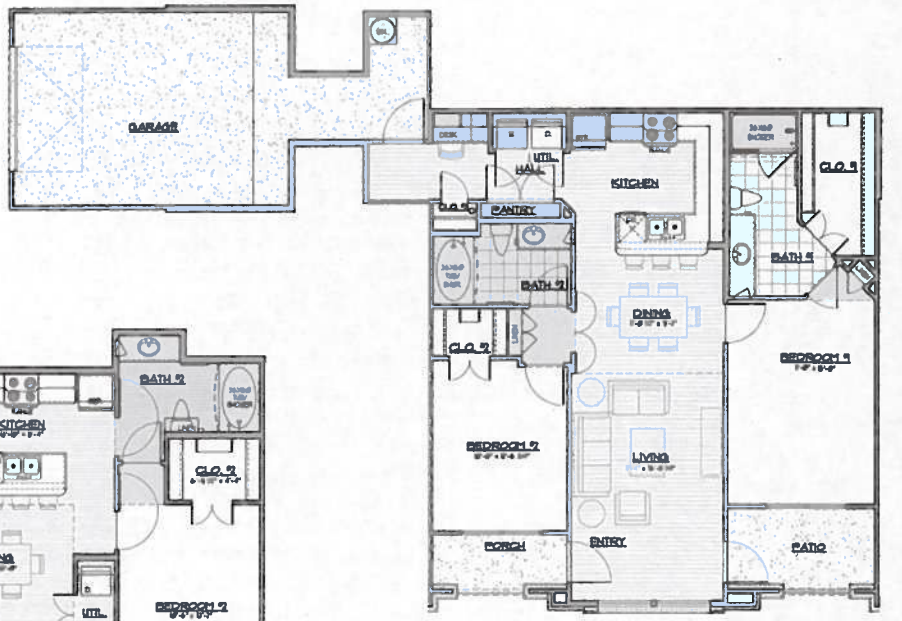
CHESAPEAKE BAY

A Luxury Seniors Community

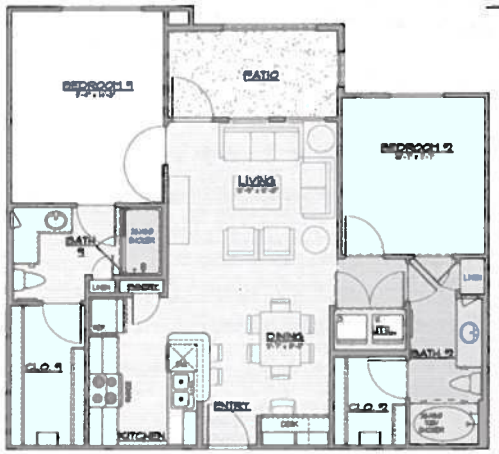
Developed by
WMF INVESTMENTS

MUCASEY
&
Associates
Architects

UNIT "B2" - Two Bedroom, 2 Bath
1,012 s.f.



UNIT "B4" - Two Bedroom, 2 Bath (attached garage)
1,115 s.f.



UNIT "B2" - Two Bedroom, 2 Bath
1,012 s.f.

UNIT "B3" - Two Bedroom, 2 Bath (attached garage)
1,098 s.f.

EXHIBIT B-11
CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE

A. **Second Quarter 2015: Design and plan review and approval**

B. **Third Quarter 2015: Begin on site construction**

C. **Second Quarter 2016: Construction complete**

D. **Mid 2016: Begin occupancy.**

CHESAPEAKE BAY

A Luxury Seniors Community

Developed by

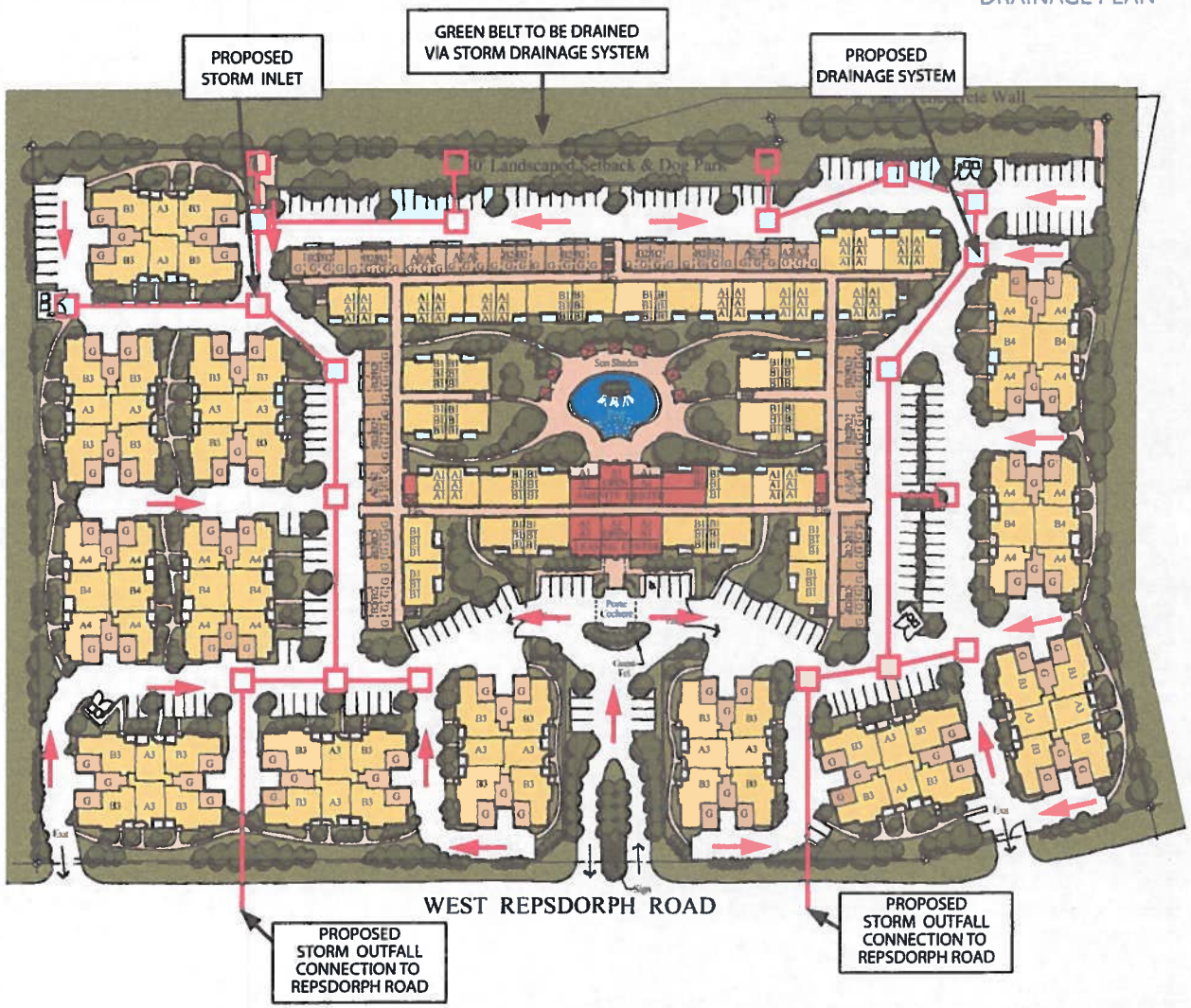
WMF INVESTMENTS

MUCASEY
&
Associates
Architects

STORM LEGEND

- STORM INLET
- STORM PIPE
- DRAINGE FLOW

PROPOSED STORM DRAINAGE



SHELMARK ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL
TX FIRM# F 2115

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

DATE: 02-13-2015

Wetland Delineation Plan

WMF Investments (Developer) has engaged Enercon Services, Inc. (Enercon) to perform a waters of the U.S., including wetlands, delineation. The flow chart below list the sequence of steps the Developer anticipates undertaking in order to determine the presence and impact of jurisdictional waters on the proposed development.

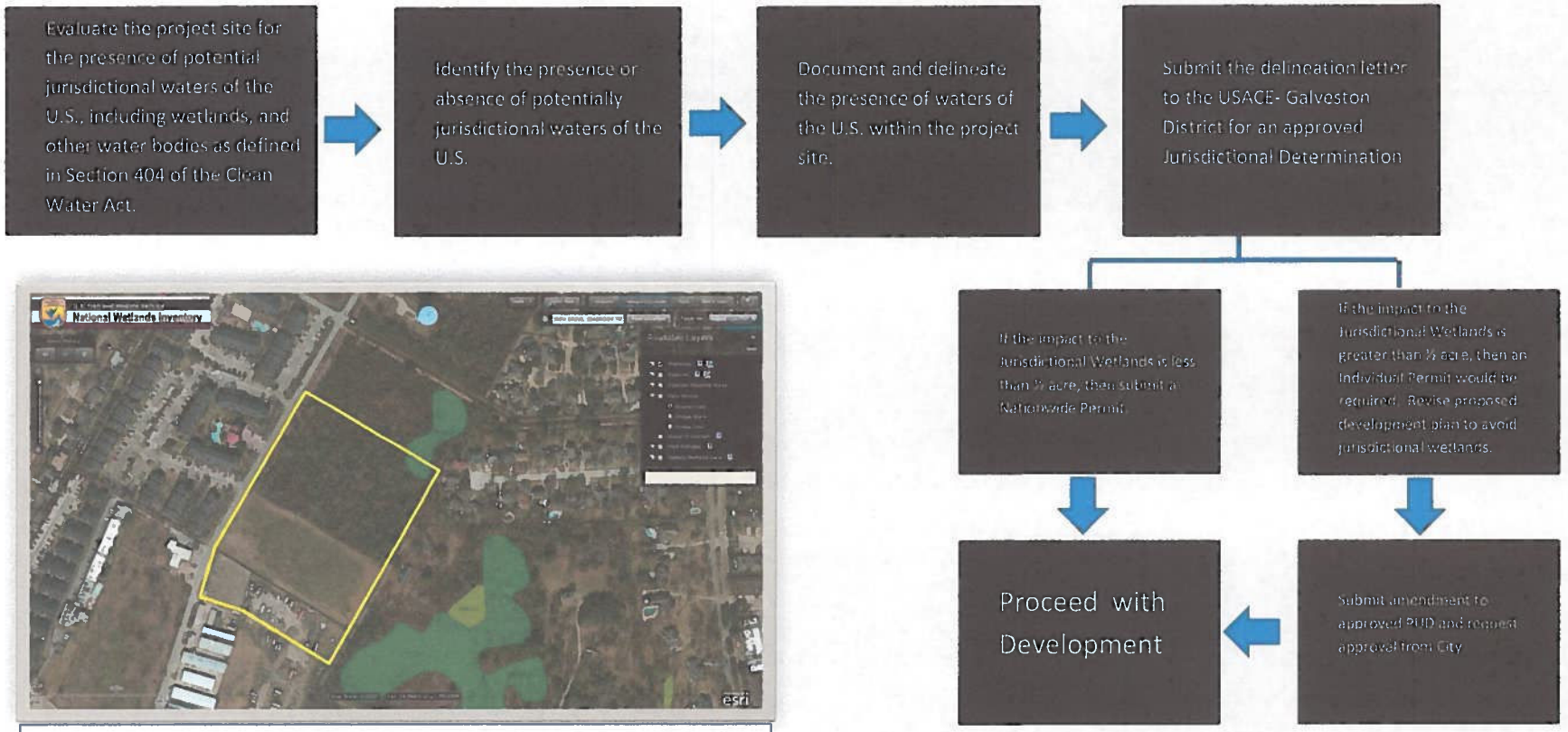


Figure 1. Screenshot of the National Wetlands Inventory Map, *Wetlands Mapper* , with the project site outlined in yellow.

Exhibit B

CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN

A. CONTENTS

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

- General Provisions
- Permitted Land Uses
- Development Regulations
- Building Regulations

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

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

   Open Space means the portion of all land contained within the PUD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

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

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

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

Exhibit B-1:	*Location Map*
Exhibit B-2:	*Site Plan*
Exhibit B-3:	*Access Detail*
Exhibit B-4:	*Parking Layout*
Exhibit B-5:	*Open Space*
Exhibit B-6:	*Sign and Solid Waste Enclosure Details*
Exhibit B-7 – 7a & b:	*Existing Utilities*

Exhibit B-8:	*Amenity Center*
Exhibit B-9:	*Building Elevations*
Exhibit B10a, b, & c:	*Typical Floor Plans*
Exhibit B-11:	*Development Schedule*
Exhibit B-12:	*Drainage Plan*
Exhibit B-13:	*Wetland Delineation Plan*

4. As shown on Exhibit 1, *Location Map*, the PUD encompasses approximately 11.77 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Lot 1 Repsdorph Partition to the south, and Peeblebrook Drive to the north.

5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on Exhibit B-2, *Site Plan*.

6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. Exhibit 6, *Sign and Solid Waste Enclosure Details*

7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on Exhibit 6, *Sign and Solid Waste Enclosure Details*

C PERMITTED LAND USES

1. Senior Living - Age Restricted Residential, up to 259 units are permitted as shown on Exhibit B-2, *Site Plan*, contingent on the following conditions:

    a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.

    b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on Exhibit B-8, *Amenity Center*

    c) The facility shall provide physical fitness / wellness center

D DEVELOPMENT REGULATIONS

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:

    (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.

(b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.

2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:

   (a) Density: No more than 23 units per acre.
   (b) Off-street parking:

      i. 1.3 parking spaces is required for each unit of Senior Living - Age Restricted Residential
      ii. Forty Two percent (42%) of the required parking shall be covered or garage parking.

   (c) Fencing: An 8' high opaque, concrete panel fence will be installed along the south and east boundary of the site. An open style "wrought Iron" metal fence with masonry columns will be constructed along the north and west boundary of the site.

   (d) Paving:

      i. All parking lots and vehicle use areas must be constructed of concrete.
      ii. Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

3. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living –

Age Restricted Residential uses:

1. Landscape buffer (Single-family adjacency consideration):

   (a) 30-foot minimum buffer shall be provided along the eastern property boundary.

2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.

3. Sidewalks: Sidewalks are required to connect the front entrance of each unit to the paved parking areas. All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide. Trails extending through landscape and natural areas may be constructed using decomposed granite or other similar material.

F BUILDING REGULATIONS

The PUD shall require the following regulations for Senior Living

Age Restricted Residential Developments:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each façade.

2. Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each façade.

3. Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.

4. Roofing materials shall be limited to the following:

    a. Slope roof – dimensional composite shingles, metal, tile

    b. Flat roof – shall meet the requirements as required by the IBC

SEABROOK

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: April 14, 2015

Submitter/Requestor: Chief Wright **Date Submitted: April 13, 2015**

Presenter: N/A

Description/Subject: ***Monthly Public Safety Statistics Report March 2015***

Purpose/Need: Policy Issue☐ Administrative Issue X: The public safety agencies will show activity through the statistical data monthly.

Background/Issue:

Mayor and City Council request a monthly report for the activity of the public safety agencies for the city. The reports are created by the individual agencies and submitted by the Chief of Police.

Impacted Parties (Expected/Notified):

Miscellaneous Comments:

Recommended Action:

Attachments:

Police Department Report, Fire Department Report, CLEMC Report

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:

Where on the agenda should this item be placed?

CONSENT AGENDA

Suggested Motion:

City Manager Review:

- ○ Approved as submitted
- ○ Submitted for Council consideration without comment
- ○ 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 _____ _____
(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) _____ _____

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.

Council Stat Report
3/1/2015 - 3/31/2015

Offense Data

THEFT	7
INFORMATION REPORT	5
ASSAULT BY CONTACT F/VIO	4
BURGLARY OF MOTOR VEHICLE	4
DRIVING WHILE LICENSE INVALID (B)	4
ASSAULT BY CONTACT	3
BURGLARY OF HABITATION / FORCIBLE ENTRY	3
CRIMINAL MISCHIEF	3
DRIVING WHILE INTOXICATED	3
FRAUD	3
FRAUDULENT USE/POSSESSION OF IDENTIFYING INFORMATION	3
THEFT OF IDENTITY	3
UNAUTHORIZED USE OF A VEHICLE (AUTO)	3
ABANDONING OR ENDANGERING CHILD	2
ASSAULT CAUSES BODILY INJURY- (FAMILY VIOLENCE)	2
DEATH INVESTIGATION	2
(FSGI) ACCIDENT INVOLVING DAMAGE TO VEHICLE- CLASS B	1
(FSGI) ACCIDENT INVOLVING DAMAGE TO VEHICLE- CLASS C	1
ACCIDENT	1
ACCIDENT INVOLVING DAMAGE TO VEH	1
ASSAULT BY THREAT	1
ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE ENHANCED	1
BURGLARY OF HABITATION / NON-FORCED	1
DEADLY CONDUCT	1
DUI - MINOR	1
MISSING PERSON	1
POSSESSION DANGEROUS DRUG	1
POSSESSION OF CONT SUBSTANCE W/ INTENT TO DELIVER - PG1	1
POSSESSION OF MARIJUANA	1
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	1
POSSESSION OF SUBSTANCE IN PENALTY GROUP 3	1
ROBBERY WITH KNIFE	1
SEXUAL ASSAULT OF A CHILD - OTHER THAN RAPE	1
SUICIDE - ATTEMPTED	1
Total Offense Reports:	**72**

Arrest Data

PUBLIC INTOXICATION	18
WARRANT - AGENCY	17
WARRANT - OTHER AGENCY	12
DRIVING WHILE LICENSE INVALID (C)	8
POSSESSION OF DRUG PARAPHERNALIA	5
DRIVING WHILE LICENSE INVALID (B)	3
EXPIRED LICENSE PLATES	3
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY - C	3
DISORDERLY CONDUCT #6 - FIGHTING	2
DRIVING WHILE INTOXICATED	2
DRIVING WHILE LICENSE INVALID WITH PRIOR DWLI SUSP	2
FAIL TO MAINTAIN SINGLE LANE	2
FAIL TO YIELD ROW TO EMERGENCY VEHICLE	2
FAILURE TO IDENTIFY	2
NO DL	2
POSSESSION DANGEROUS DRUG	2
THEFT	2
TRAFFIC OFFENSE	2
ASSAULT BY CONTACT	1
ASSAULT CAUSES BODILY INJURY- (FAMILY VIOLENCE)	1
ASSAULT WITH KNIFE/CUTTING INSTRUMENT-AGGRAVATED	1
ASSAULT-OTHER (NOT AGGRAVATED)	1
CRIMINAL MISCHIEF	1
DEFECTIVE LICENSE PLATE LIGHT	1
DEFECTIVE TAIL LAMPS	1
DISORDERLY CONDUCT #10 - EXPOSING GENITALS	1
DROVE W/O HEADLIGHTS	1
FAIL TO CONTROL SPEED	1
FAIL TO GIVE INFORMATION - UNATTENDED VEHICLE	1
FAILURE TO APPEAR	1
NO DL ON DEMAND	1
POSSESSION OF CONT SUBSTANCE W/ INTENT TO DELIVER - PG1	1
POSSESSION OF CONTROLLED SUBSTANCE W/INTENT TO DELIVER	1
POSSESSION OF MARIJUANA	1
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	1
RESISTING ARREST SEARCH OR TRANSPORTATION	1
ROBBERY WITH KNIFE	1

Total Arrests: 70 **Total Charges:** 108

CALL FOR SERVICE DATA

TRAFFIC STOP	606
SUSPICIOUS CIRC PERSON VEHICLE	115
MINOR ACCIDENT	39
DISTURBANCE	37
ALARM BURGLAR	31
TRAFFIC HAZ PROB DIRECT RELAT	29
LOUD MUSIC NOISE	25
ASSIST BY LAW	24
WELFARE CONCERN	24
PARKING VIOLATION	20
INTOXICATED DRIVER PERSON	18
ASSIST CITIZEN	17
THEFT	16
RECKLESS DRIVER CONDUCT	15
FLAGDOWN	14
CIVIL PROBLEM STANDBY	10
BURGLARY	9
CRIMINAL MISCHIEF	9
FOLLOW UP	9
ID THEFT	9
ABUSE NEGLECT CHILD ELDERLY	7
ACCIDENT MAJOR	5
ASSAULT	5
DISABLED VEHICLE	5
VIOLATION CITY ORDINANCE	4
FRAUD	3
HARASSMENT	3
OFFICER ASSIST	3
TRESPASS	3
UNAUTHORIZED USE OF M/V	3
Z ANIMAL AT LARGE	3
Z WILDLIFE ANIMAL CONTROL	3
911 HANG UP	2
WARRANT SERVICE	2
Z PICK UP ANIMAL TRAP	2
ABANDONED VEHICLE	1
ALARM PANIC	1
ALARM VEHICLE	1
ANIMAL CONTROL PROBLEM	1
DEATH INVESTIGATION	1
DISORDERLY CONDUCT	1
FORGERY	1
LOST MISSING RECOVERED ABDUCTD	1
NARCOTICS VIOLATION	1
OSSI TEST CALL	1
PROPERTY LOST RECOVERED	1
STRUCTURE FIRE	1
THREAT TERRORISTIC	1
VEHICLE IN THE DITCH	1
WEAPONS OFFENSES	1
Z ANIMAL CRUELTY	1
Z ANMAL CONTROL PROBLEM ACO	1
Z RETURNED TO OWNER	1
Total CFS:	**1147**

CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: April 21, 2015

Submitter/Requestor: Sean Landis

Presenter: Sean Landis

Description/Subject: Monthly Building Department Report for March 2015.

Purpose/Need: Policy Issue☐ Administrative Issue ☐

Background/Issue (What prompted this need?): **None**

Impacted Parties (Expected/Notified): **Council, Staff & citizens**

Miscellaneous Comments:
In the month of February, there were eight (8) residential permits issued totaling $2,417,531.00
No new commercial permits were issued in March.

Recommended Action:

Attachments:
- Monthly Permitting report page for March
- 2014-2015 Year to Date report
- Code Enforcement and Building Inspection report for March
- Fire Marshal Inspection report for March

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:

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

Suggested Motion:

City Manager Review:

- ○ Approved as submitted
- ○ Submitted for Council consideration without comment
- ○ 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 _____ _____
(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) _____ _____

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.

Building Department Statistics
MARCH 2014

PERMIT TYPES	# ISSUED	VALUATION	FEES PAID
New Residential	8	$2,417,531.00	$12,801.00
Building Additions	11	$194,015.00	$1,880.00
New Commercial	0	$0.00	$0.00
Commercial Additions	2	$21,000.00	$157.50
New City	0	$0.00	$0.00
City Additions	0	$0.00	$0.00
Electrical	15	$1,155,797.00	$859.00
Fill	0	$0.00	$0.00
Irrigation	1	$2,750.00	$52.50
Mechanical	12	$121,567.96	$1,766.00
Plumbing	12	$29,105.00	$572.50
Sign	1	$1,200.00	$60.00
Demolition	0	$0.00	$0.00
Fire/Sprinkler	0	$0.00	$0.00
Miscellaneous	3	$12,750.00	$207.50
TOTALS	**65**	**$3,955,715.96**	**$18,356.00**

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

BAYPORT1213 100% Hand Car Wash
1213 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

NASA2234 Adam Scott
2234 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/26/2015		830 CONSULTATION - Building	0.00	
Total Activities for Occupancy: 1			**0.00**	

318WATERFRON Alfredo's Grocery
318 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

REPSDORPH260 Bar Harbour Apartments
2601 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		205 INSPECTION - Follow Up	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

Building Department Statistics
Fiscal Year 2014-2015

Date	New Residential		Residential Additions & Pools		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	2	$500,000.00	15	$115,171.81	2	$81,550.00	0	$0.00	4	$49,820.58	12	$ 78,198.00	1	$11,000.00	14	$ 164,948.05	17	$ 177,785.00	67	$1,178,473.44	52	$ 1,875,649.25
November	2	$737,666.07	12	$172,288.01	1	$5,000.00	0	$0.00	8	$82,630.00	12	$ 61,349.00	1	$1,037.00	4	$ 16,673.30	13	$ 97,374.00	53	$1,174,017.38	58	$ 601,737.83
December	2	$406,936.50	8	$269,588.00	4	$10,175,324.00	0	$0.00	6	$24,360.00	8	$ 551,460.00	2	$2,728.00	8	$ 86,891.30	14	$ 554,270.00	52	$12,071,557.80	58	$ 1,183,504.55
January	1	$846,716.00	8	$108,945.00	3	$288,203.53	0	$0.00	2	$9,900.00	11	$ 413,980.00	1	$3,100.00	9	$ 188,313.44	30	$2,952,798.25	85	$4,811,956.22	36	$ 145,896.80
February	1	$550,112.00	14	$330,932.38	4	$132,696.97	0	$0.00	7	$139,061.00	30	$1,871,650.00	1	$5,591.96	9	$ 91,129.30	18	$ 89,825.00	84	$3,210,998.61	45	$ 1,291,282.68
March	8	2,417,531.00	11	$194,015.00	2	$21,000.00	0	$0.00	4	$13,950.00	15	$1,155,797.00	1	$2,750.00	12	$ 121,567.96	12	$ 29,105.00	65	$3,955,715.96	58	$ 3,473,005.90
April							0	$0.00											0	$0.00	74	$ 2,034,032.28
May							0	$0.00											0	$0.00	79	$ 9,720,944.39
June							0	$0.00											0	$0.00	65	$ 10,851,196.51
July							0	$0.00											0	$0.00	79	$ 4,782,835.62
August							0	$0.00											0	$0.00	56	$ 996,279.95
September							0	$0.00											0	$0.00	64	$ 32,767,258.41
Y-T-D TOTALS	16	$3,041,430.67	68	$1,190,940.20	16	$10,703,774.60	0	$0.00	31	$319,721.58	88	$4,132,434.00	7	$26,206.98	56	$689,523.35	104	$3,901,157.25	386	$26,402,719.41	724	$ 69,723,623.95

	Fees Paid		Fees Paid
October	$9,994.00	April	
November	$8,942.00	May	
December	$7,178.25	June	
January	$31,285.00	July	
February	$43,269.50	August	
March	$18,356.00	September	
		Y-T-D Total	$ 119,024.75

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

New Residential Buildings
16

	#	Water Impact Fees	#	Sewer Impact Fees			#	Water Impact Fees	#	Sewer Impact Fees
October	2	$ 3,567.12	2	$ 8,078.10		April				
November	2	$ 3,456.58	2	$ 7,339.25		May				
December	3	$ 5,717.49	2	$ 5,093.05		June				
January	1	$ 948.00	1	$ 1,054.00		July				
February	1	$ 375.00	0	$ -		August				
March	7	$ 11,679.36	7	$ 25,288.30		September				

		Water Impact		Sewer Impact
Y-T-D Total	16	$25,743.55	14	$46,852.70

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

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

Date	Time	Type	Staff Hrs	Fee
03/06/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

NASA2511 Classic Cafe
2511 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

COUN01 Country Wide AC/Heating
1901 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/27/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

LARRABEE1914 Crew Quarters Apartments
1914 Larrabee ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

BAYPORT3018 Devon Self Storage
3018 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

BAYPORT3018 Devon Self Storage
3018 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

HIALEAH1908# Dimensions
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/27/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			**0.00**	

EAGL01 Eagle Energy Development Corp
1909 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/27/2015		200 INSPECTION - Annual	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
03/06/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

WATERFRONT51 Golden Seafood
511 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

WATERFRONT51 Golden Seafood
511 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

240001 Gulf Winds Storage II
5801 SH 146 HWY
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/11/2015		820 CONSULTATION - Fire Protection	0.00	
03/13/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			**0.00**	

NASA2100#201 Hanover Annuities
2100 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/26/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			**0.00**	

ATTC01 Houston Mechantronics
2100 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/26/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

NASA2900#100 Iguanas Ramas
2900 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2509 Jay Bettis & Company
2509 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2912B Kies Solutions
2912 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/27/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

2622NASA#G2 Louisville APL Diagnostics, Inc.
2622 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2622#G2 Louisville APL Diagnostics, Inc.
2622 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

NASA3802 Pelican Reef Apartments
3802 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		290 INSPECTION - Other	0.00	
Total Activities for Occupancy: 1			**0.00**	

HARDESTY802 Perfect Palapas & More
802 Hardesty ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

TODVILLE409 Pier 8 Seafood Market
409 Todville RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/06/2015		205 INSPECTION - Follow Up	0.00	
03/26/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			**0.00**	

REPSDORPH255 Regatta Bay Apartments
2555 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/27/2015		740 INVESTIGATION - False Alarm	0.00	
Total Activities for Occupancy: 1			**0.00**	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

WATERFRONT50 Rose's Seafood
415 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

NASA1918 Signature Bistro
1918 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/06/2015		200 INSPECTION - Annual	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
03/20/2015		200 INSPECTION - Annual	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
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

TIRE01 Tires By Design
2801 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

TIRE01 **Tires By Design**
2801 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/02/2015		122 PLAN REVIEW - Sprinkler System	0.00	
03/05/2015		821 CONSULTATION - Fire Alarm	0.00	
03/06/2015		821 CONSULTATION - Fire Alarm	0.00	
03/26/2015		822 CONSULTATION - Sprinkler System	0.00	
Total Activities for Occupancy: 4			**0.00**	

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

Date	Time	Type	Staff Hrs	Fee
03/03/2015		810 CONSULTATION - Site	0.00	
03/11/2015		822 CONSULTATION - Sprinkler System	0.00	
03/13/2015		822 CONSULTATION - Sprinkler System	0.00	
Total Activities for Occupancy: 3			**0.00**	

BAYPORT1202 **Tookies**
1202 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/13/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

TOWE01 **Towers @ Seabrook**
Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/03/2015		122 PLAN REVIEW - Sprinkler System	0.00	
03/04/2015		122 PLAN REVIEW - Sprinkler System	0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

TOWE01 Towers @ Seabrook
Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
Total Activities for Occupancy: 2			0.00	

BAYPORT1902 Walgreens
1902 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/26/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 46 **Grand Totals:** 0.00 0.00

Fire Inspector Report for March 2015

New (or annual) Inspections	**26**
Re-inspections (follow-ups)	**8**
Consultations	**8**
Plans	**3**
Investigations	**1**
Total Inspections	**46**
Outstanding Inspections	**47**

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {03/01/2015} And {03/31/2015}

NASA2622#G2 Louisville APL Diagnostics, Inc.
2622 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/20/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

NASA3001 Marine Max
3001 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/06/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

BATH101 Outrigger's
101 Bath AVE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/06/2015		205 INSPECTION - Follow Up	0.00	
03/27/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			**0.00**	

HIALEAH1908# Pelican Health & Fitness
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
03/06/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			**0.00**	

Building Inspection & Code Enforcement Report for March 2015

- **Building Inspections completed:**
  - January: 155
  - February: 187
  - March: 166
- **Open Code Enforcement Cases at end of month:**
  - January: 232
  - February: 269
  - March: 251
- **Code Enforcement Abatement Liens Filed during budget year 2014 - 2015:**
  - December: (11) Liens: Mowing & debris removal $1,805.00
  - March: (3) Liens: Mowing & debris removal $1,125.17
- **Code Enforcement Abatement Liens Paid during budget year 2014 - 2015:**
  - January: (1) Liens: Mowing & debris removal $619.88
  - March: (3) Liens: Mowing & Debris removal $5,866.00

Seabrook Economic Development Corporation

Demolition Grant Guidelines

OVERVIEW:

The City of Seabrook's Economic Development Corporation(SEDC) is offering a one-time grant to property owners within certain geographic boundaries within the city limits who wish to demolish vacant buildings that are deteriorated or dilapidated and fit within the established guidelines. The program is intended to promote new or expanded business development that create or retain primary jobs by assisting eligible property owners with demolition of aging or substandard buildings to improve the quality of commercial zones in the city limits for this purpose, as determined by the SEDC. The community will benefit from the building's removal by improved economic development opportunities and improved health, safety, and welfare to the residents. Eligible property owners would not be required to convey their interest in the property in exchange for demolition of the applicable building under this program..

Participation is voluntary, and funding is limited.
Property owners that have more than one structure they wish to apply for demolition assistance must fill out a separate application for each address.

GeographicBoundariesoftheGrantProgram

The grant program is open to properties located within Empowerment Zone #3 within the city limits. Only vacantcommercialbuildingsareeligible.

Features of Grant

Grants of up to $20,000 or 85% of eligible project costs (whichever is less) are available. Grants are awarded on a reimbursement basis.

Applicant Eligibility

Applicantmust:

- Bethelegalowneroftheproperty(acopyof the current ownershipdeedtothepropertyisrequired);
- Eligible properties must be vacant of human occupants at the time an application is submitted to the City
- Property owner(s) participating in the program do so voluntarily. However, that does not relieve them from any previous or future public nuisance actions pertaining to the property
- All work is contracted and paid by the owner. This grant program is a reimbursement basis program.
- The property owner agrees to hold the City harmless from any liability for any damages or injuries caused by its actions or by the actions of its employees, contractors, or other agents thereof, whether intentional or unintentionalrelating to this program.

- Eligible properties must demonstrate that the property have NO hazardous materials located, stored, kept, maintained, or possessed on or about the property at the time of application (Certification will be required). Additionally, a completed Environmental Assessments (Phase I Environmental Survey) may be required.
- Properties must be free and clear of any previous liens, mortgages, rental agreements, civil penalties,utility fees or other ownership interests, or past due property taxes
- Property owner must provide proof of fee simple ownership and liability insurance.
- The removal of the building must be in compliance with City Code(s), specifically including those applicable to demolitions and related law.

Procedure

1. The Grant Application (a Completed Application includes the form and all required attachments) is to be presented for evaluation first to the Seabrook Building Official or designee for review that the structure is deteriorated or substandard. The Official or designee will review application and all attachments including the verification thatattached demolition quotes adhere to Seabrook City Codes.
2. If passed by the Seabrook Building Official or designee, the application is forwarded to the Seabrook Economic Development Corporation with the attachments, application and Seabrook Building Official or designee's approval and/or recommendations.
3. The Economic Development Corporation will review the application, including addressing the below criteria, and any related criteria, in a public meeting as determined appropriate. Seabrook Economic Development Corporation shall consider the benefit to the City, compliance with applicable requirements, and make recommendation without considering race, sex, religion, or ethnicity of applicant in accordance with all applicable law. If approved or approved as modified, the application will be forwarded to the Seabrook City Council for disposition.

   Review Criteria

   a. Condition of existing structure(s)
   b. Strength of the applicant's redevelopment and/or site restoration plan
   c. Impact to the tax base and overall economic impact of the project
   d. Improvement to the overall appearance of the site and zone
   e. Appropriateness of any submitted redevelopment plans and the compatibility of use for the surrounding area
   f. Whether the proposed project will assist in reducing blight in the surrounding area
   g. Appropriate site restoration plan
   h. Proposed site redevelopment plan, preferred but not required
   i. Promotion of new or expanded business development that creates or retains primary jobs
   j. Any other criteria deemed relevant

4. The City Council, using the same review criteria and Economic Development Corporation comments, will then consider and approve or deny the application or approve with modification(s).

5. The City Manager and/or Director of Economic Development after approval by both SEDC and City Councilwill require an approved Performance Agreement signed by the owner(s).
6. The City Manager and/or Director of Economic Development will issue a Letter to Proceed after a properly executedPerformance Agreement is returned includingany and all changes recommended by any required party has been completed or submitted timely, with all attachments determined to be in order for proceeding.
7. After 100% completion of demolition, a designee from the Seabrook Building Department will inspect the site for proper compliance and site restoration requirements. A Final Report will be forwarded to the City Manager and the Economic Development Director for approval.
8. Payment will be authorized if all requirements are 100% completed as determined by the City Manager.

Performance

Demolition must occur within ninety (90) days of approval by the City Council ("Performance Period")or the grant application becomes voidable at the option of the City Council. The City Council may grant one ninety (90) day extension, in its sole determination, for extraordinary circumstances.

A signed approved "Performance Agreement"is required for all applications. The waiver of city permit fees is treated as a forgivable loan strictly conditioned upon compliance with the terms of this program, but upon default owner shall make payment of all such fees, and City shall have the right to enforce payment by all legal recovery methods in accordance with law. If the property is sold, transferred, or otherwise alienated by the recipient within the performance period, it is considered a default of the performance agreement voiding the grant/program. The recipient shall agree to be subject to periodic inspections and meetings to ensure compliance with the terms of the performance agreement.

The City reserves the right to determine acceptable properties for the program and may withdraw from any agreement prior to demolition upon written notice to the property owner for noncompliance issues. Material misrepresentation in the grant application shall cause the owner to forfeit this grant. The City also reserves the right to discontinue this program at any time for any reason without notice.

DEMOLITIONGRANTPROGRAMAPPLICATION

ApplicationsshouldbesubmittedtotheEconomic Development Department.Formoreinformation,please contact the Director of Economic Development at 281-291-____

APPLICANTINFORMATION

LegalNameofApplicant(mustbetheowneroftheproperty):

MailingAddress: StreetAddress:

City: State: Zip:

Telephone: Fax: E-Mail:

ProjectManagerNameandTitle(if differentthanabove.):

ProjectManagerOrganizationName:

PROJECTINFORMATION

AmountRequested:$ ProjectTitle: DEMO GRANT

AddressofBuilding: ZoningoftheParcel:

ProposedUse: (ATTACHED)

YearBuildingwasconstructed: LengthofTimeBuildinghasbeenVacant:

SquareFootageofBuilding:

BUDGETINFORMATION

TotalCostofDemolition and any Site Restorations:$

AmountofGrantRequest:$

REQUIREDATTACHMENTS

Allapplicationsmustincludethefollowinginformation:

1. Completedapplicationform.
2. DetailedCostEstimatesandScopeofWork.AdetailedScopeofWorkthatidentifiestheworktasksa nd associatedcostsshouldbeprovidedinline-itemform.Estimates/bidsfromatleasttwo(2)contractorsmust beincludedforall proposedactivities.
3. If applicable, copy of completed Environmental Assessments (Phase I Environmental Survey) to certify.
4. Plot plan of the property which must include legal description, street address, and lot dimensions.
5. Copy of the property's most current estimated market value, including a breakdown of "land value" and "structure value".
6. Reuseplanindicating anyfutureplansfortheproperty (must conform to all applicable Municipal Codes and Zoning requirements).
7. Site gradingrestorationplan (post site grading).
8. Color photographs of the existing site or project area.
9. Currentlistofall owners/lienholders.
10. Copy of applicableinsurance.
11. Proof of no liens or delinquent payments in relation to the property.

PropertyOwnerSignature:_____
(Must beNotarized)

STATE OF TEXAS §
§
_____COUNTY §

I, _____, a NotaryPublicfor saidCountyandState,do herebycertifythat_____
_____personallyappearedbeforemethisdayandacknowledgethedueexecution of theforegoinginstrument as owner of the property referenced herein.

Witnessmyhandandofficialseal,thisthe _____ dayof_____, 20____.

_____
Notary Public in and for
The State of _____

MyCommissionExpires:_____

VOLUNTARY DEMOLITION PROGRAM
City of Seabrook, Texas
RELEASE AND PERFORMANCE AGREEMENT

This Release and Performance Agreement is hereby made and entered into this _____ day of _____, 20__, by and between the City of Seabrook, Texas, a municipal corporation, hereinafter referred to as City, and _____, hereinafter referred to as Owner.

WHEREAS, _____ is/are the Owner, free and clear of any outstanding liens, mortgages, and encumbrances of the real property located at and described in the following legal description:

_____

WHEREAS, Owner owns a vacant substandard, deteriorated, or dilapidated building located on the above described property (attach dimensional drawing and photograph(s) of building) which Owner desires to be demolished, having determined that the costs of repairs are in excess of the value of the subject building; and

WHEREAS, Owner desires to personally contract to have the building removed from the property and,

WHEREAS, Owner is agreeable to demolish the building, removal of all demolition debris and grade the site,all in compliance with the applicable City Code of Ordinances/lawat the above location.

For and in consideration of the City of Seabrook providing a demolition grant in the amount of $_____;

This Release and Performance Agreement is entered into voluntarily and is intended to release the City of Seabrook, its officers and employees, and agents thereof, for any and all claims that may occur as a result of any services performed in the grant procedure.

Owner agrees to and shall indemnify, hold harmless, and defend the City of Seabrook, Texas, its Boards, Commissions, related individuals, corporations, officers, agents., employees, against any and all claims, losses, damages, causes of action, suits and liabilities of every kind, arising out of the existence of the above-described activity.

Owner agrees as follows:

1. Owner shall remove the building described above by demolition within 90 days of approval of this application by City Council. Owner acknowledges the structure is vacant and in a substandard, deteriorated, or dilapidated condition, and that its removal benefits the public's health, safety, and welfare.
2. Owner certifies that no liens, mortgages, rental agreements, or other ownership interests exist concerning said property. Owner certifies that they are not delinquent on real estate taxes or city utilities.
3. Owner certifies that no demolition on this property has been started.
4. Owner shall indemnify and hold City harmless of and from any and all claims, suits, actions, or judgments, including all expenses, attorney fees, witness fees, cost of defending any such action or claim, or appeals, there from, arising out of the grant program and demolition of the building.

5. Owner shall show proof of current liability insurance on the premises in the amount of at least $1,000,000 and continue coverage throughout project.
6. Owner certifies that there are no hazardous materials located, stored, kept, maintained, or possessed on or about the above-described property and will produce appropriate environmental surveys to verify. (*i.e.*, Phase I Environmental).

Release and Agreement dated this _____ day of _____, 20___.

_____
Owner, Signature

Approved in the amount of $_____ by Seabrook Economic Development Corporation this _____ day of _____, 20____.

SEABROOK CITY ECONOMIC
DEVELOPMENT CORPORATION

By: _____

ATTEST:

_____

Approved in the amount of $_____ by Seabrook City Council this _____day of _____, 20___.

SEABROOK CITY COUNCIL

By _____

ATTEST:

_____
Michele L. Glaser, TMRC
City Secretary

City of Seabrook
Neighborhood Empowerment Zone

Purpose:
The Neighborhood Empowerment Zone (NEZ) is a program designed to enable cities to focus either development or re-development in designated areas to help improve the tax base by encouraging the growth of either businesses or community improvements.

Background:
On January 4, 2011, the City Council of Seabrook designated geography along SH146 (see map) as the Seabrook Neighborhood Empowerment Zone via Resolution No. 2011-01. Per section 3 of the resolution, the City has the authority to consider the following options for business development purposes within the zone: waive or adopt fees related to construction of buildings, including impact fees and fees for inspection of buildings; enter into municipal sales tax refund agreements; enter into agreements abating municipal property taxes; set baseline performance standards to encourage the use of alternative building materials that address concerns relating to the environment; and such other powers accorded by law.

Qualifying Criteria:

- The property must be located within the NEZ area
- The property must already be zoned correctly
- The property is a permanent structure, and not a mobile structure.
- The owner / developer is not delinquent in paying taxes and does not have any City liens against any property they own.

How long does it take to determine qualification of NEZ incentives?
Initial review by staff will take five to seven business days.
Board reviews may take up to two months, depending on schedule.

Basic incentives available within the Seabrook NEZ:

NEZ #1
Companies that wish to be considered for an incentive within NEZ #1 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;

- Waive up to one hundred percent (100%) of the application fee for the Seabrook Demolition Grant;

- If displaced by TXDOT due to the expansion of SH146, documentation of displacement must be provided along with relocation assistance documentation. Businesses displaced by TXDOT and moving to a new site within the city may qualify for matching incentives for relocation.

- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and

- Abate real property taxes in accordance with the City's tax abatement policies.

NEZ #2
This area encompasses the commercial areas **north** of NEZ #1 along SH 146 and includes the Repsdorph Circle commercial properties. Companies that wish to be considered for an incentive within NEZ #2 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;

- Waive up to one hundred percent (100%) of the application fee for the Seabrook Demolition Grant;

- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and

- Abate real property taxes in accordance with the City's tax abatement policies.

NEZ #3

This area will encompass the commercial properties along NASA Parkway, the Seabrook Shipyard and the Point. Companies that wish to be considered for an incentive within NEZ #3 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all fees related to commercial construction and development - including zoning application, platting, site plan review, building, plumbing, mechanical, flood plain fees, electrical, and gas permits for businesses and developers that are for profit;

- If displaced by TXDOT due to the expansion of SH146, documentation of displacement must be provided along with relocation assistance documentation. Businesses displaced by TXDOT and moving to a new site within the city may qualify for matching incentives for relocation.

- Waive up to one hundred percent (100%) of the application fee for the Seabrook Demolition Grant;

- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and

- Abate real property taxes in accordance with the City's tax abatement policies.

NEZ #4
This area encompasses the commercial properties within the area zoned Old Seabrook. Companies that wish to be considered for an incentive within NEZ #4 will be required to provide documentation of:

- Location and building plans
- Creation / retention of jobs
- Completed incentive application

Once a project assistance application is submitted and approved, the following items may be considered for the project:

- Waive up to one hundred percent (100%) of all fees related to commercial construction and development - including zoning application, flood plain fees, platting, site plan review, building, plumbing, mechanical, electrical, and gas permits for businesses and developers that are for profit;

- Waive up to one hundred percent (100%) of the application fee for the Seabrook Demolition Grant;

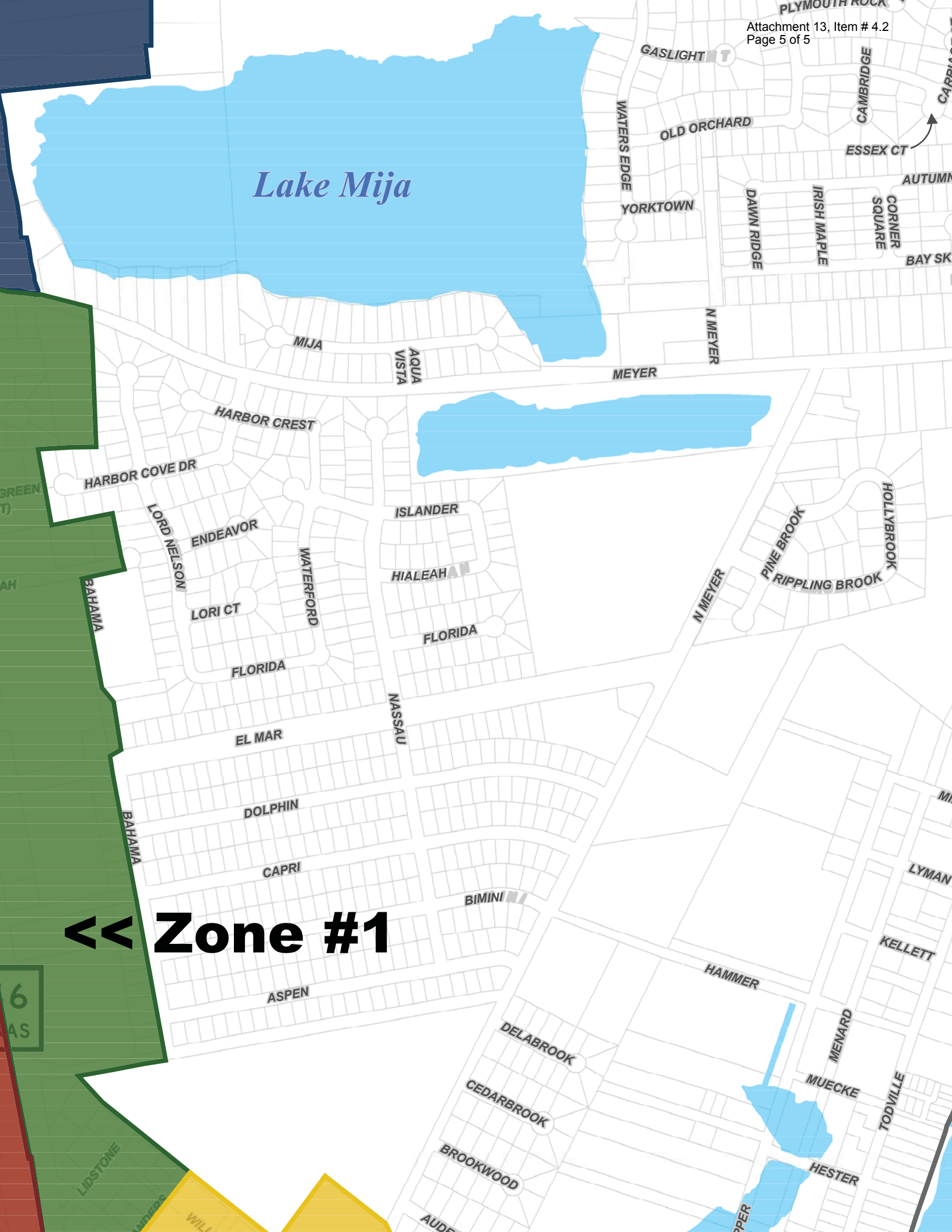
- Up to one hundred percent (100%) reimbursement of water and wastewater impact fees and water tap fees (see Seabrook City Code §85-156, Table 6.1 for fee schedule); and

- Abate real property taxes in accordance with the City's tax abatement policies.

Fees and incentives are reviewed and approved on a case by case basis.

This policy shall be in effect until further notice. For questions about qualifications under this program, please contact the Economic Development Department of the City of Seabrook.

# # #


Lake Mija
PLYMOUTH ROCK
GASLIGHT
CAMBRIDGE
WATERS EDGE
OLD ORCHARD
ESSEX CT
YORKTOWN
DAWN RIDGE
IRISH MAPLE
CORNER SQUARE
MIJA
AQUA VISTA
MEYER
N MEYER
HARBOR CREST
HARBOR COVE DR
LORD NELSON
ENDEAVOR
ISLANDER
WATERFORD
HIALEAH
LORI CT
FLORIDA
FLORIDA
BAHAMA
PINE BROOK
HOLLYBROOK
RIPPLING BROOK
NASSAU
EL MAR
DOLPHIN
BAHAMA
CAPRI
BIMINI
<< Zone #1
ASPEN
HAMMER
KELLETT
LYMAN
DELABROOK
MENARD
MUECKE
CEDARBROOK
TODVILLE
BROOKWOOD
HESTER
LIDSTONE

Seabrook Empowerment Zones

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
23		OPEN/IN WORK	11/4/2014			Mayor/ City Mgr.			5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.	
30		OPEN/IN WORK	11/18/2014			Staff			4.2	Provide periodic updates of Strategic Plan	
31		OPEN/IN WORK	12/2/2014			Staff			6.1	Mystic Village traffic issues and traffic count	Traffic plan is being considered on a staff level.
32		OPEN/IN WORK	2/17/2015			Staff			6.1	Provide periodic project updates	
33		OPEN/IN WORK	2/17/2015			Staff			6.1	Provide periodic updates on Master Plan	

April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	*2* **Open Space 5 p.m.**	*3* **City Holiday**	*4* **Easter Egg Hunt**
5 **Easter**	*6*	**7 Special Joint Meeting 6 p.m. Council 7 p.m. P&Z 7 p.m.**	*8*	*9* **EDC 7 p.m.**	*10* **Council –Staff Planning Session 8 a.m.**	*11*
12	*13*	*14*	*15*	*16* **HCMCA 6:30 P&Z 7p.m.**	*17*	*18*
19	*20*	*21* **Council 7 p.m.**	*22*	*23*	*24*	*25*
26	*27* **Early voting 7:30 a.m. to 5:00 p.m.**	*28* **Early voting 7:30 a.m. to 5:00 p.m.**	*29* **Early voting 7:30 a.m. to 5:00 p.m.**	*30* **Early voting 7:30 a.m. to 7:30 p.m.**		