

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, NOVEMBER 17, 2015 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY NOVEMBER 17, 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

 ATTACHMENT 1

- 1.1 Presentation of the post event report regarding the recent Gulf Coast Film and Video Festival on September 11 and 12. (Wixon)
- 1.2 Presentation of the post event report regarding the recent J/Fest Southwest event on October 10-11 at Lakewood Yacht Club. (Goethe)
- 1.3 Presentation to recognize the success of the inaugural Celebration Seabrook : Feast & Wine by the Bay Festival held November 14 on Main Street. (Cook)

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

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

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

3.0 SPECIFIC PUBLIC HEARING(S)

ATTACHMENT 2

- 3.1 Proposed Ordinance No. 2015-20, "Amendment to the Official Zoning Map to Rezone 6.322 Acres of Land east of Old Highway 146 and immediately north of Red Bluff Road from C-2 to R-2." (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 TRACT 31, BEING AN 6.322 ACRE TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATED 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

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

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

ATTACHMENT 3

- 4.1 Approve Resolution No. 2015-32, "Casting a Ballot for the election of Ed Heathcott to the Board of Directors of the Harris County Appraisal District." (Council)

ATTACHMENT 4

- 4.2 Approve Monthly Public Safety Report for October 2015. (Wright)

ATTACHMENT 5

- 4.3 Approve Monthly Building Department Report for October 2015. (Landis)
- 4.4 Approve an excused absence for Melissa Botkin and Robert Llorente for the November 03, 2015 regular City Council meeting. (Hicks)

ATTACHMENT 6

- 4.5 Approve the minutes of the November 03, 2015 regular City Council meeting. (Hicks)

END OF CONSENT AGENDA

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

ATTACHMENT 7

- 5.1 Consider approval on first reading of proposed Ordinance No. 2015-20, "Amendment to the Official Zoning Map to Rezone 6.322 Acres of Land east of Old Highway 146 and immediately north of Red Bluff Road from C-2 to R-2." (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 TRACT 31, BEING AN 6.322 ACRE TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATED 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

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

ATTACHMENT 8

- 6.1 Confirm revisions made to "Amendment of Utility Easement" relating to relocation of City water line easement, as provided for in Resolution 2015-31 "Authorization for Land Exchange of the current City Public Works Property for the Exchange of Property Offered by Pacific Ridge Development Company, LLC in Sealed Bid Proposal," as directed by City Council at its meeting on November 3, 2013. (Cook)

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

📎 ATTACHMENT 9

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

📎 ATTACHMENT 10

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

8.0 EXECUTIVE SESSION

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

Section 551.087

📎 ATTACHMENT 11

- 8.1 Discuss or deliberate regarding commercial or financial information received from a business prospect that the city seeks to have locate, stay or expand in or near the city and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect as provided by Section 551.087. (Cook)

9.0 OPEN MEETING

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

- 9.1 Authorize and/or take action on commercial or financial information received from a business prospect that the city seeks to have locate, stay or expand in or near the city and which the City is conducting economic development negotiations or on the offer of a financial or other incentive to a business prospect as provided by Section 551.087. (Cook)

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, November 13, 2015 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Meredith Brant
Assistant City Secretary

Post Event/Program Form and Report for City of Seabrook HOT Funds

Instructions: This application must be completed within 60 days after your event. Failure to do so may negatively impact future funding requests. Type or print clearly. If not enough space is provided please attach additional pages.

Organization/Group Information

Organization/Group Name: Gulf Coast Film & Video Festival
Address: P.O. Box 580316
City: Houston State: Tx Zip: 77255-0316
(Massan Bay)
Contact Name: Hal Wixon Contact Phone: 281-333-5804
Contact Email: halwixon@aol.com
Website Address for Event or Organization: www.gulfcoastfilmfest.com
Non-Profit or For-Profit Status: non profit FEIN#: 76-0597932
Organization's Incorporation/Creation Date: 1998

Purpose or Mission of Organization

To promote the art of indie films making and to promote Seabrook and area to put heads in beds while producing a 2 day event.

Post Event/Program Information

Event Date: Sept. 11 & 12 Number of Attendees: 1650 +

Describe the success and/or problems with this year's event. Was attendance up or down compared to previous years?

Bringing in people to Seabrook restaurants & hotels was a plus.

The problem was the unfortunate fire at the Hampton Inn where we always had large group blocks. We managed to find other hotels.

Advertising and Promotional Activities

Please check all the promotional efforts for the event/program:

☒ Newspaper

☐ Radio

☐ TV

☒ Internet

☒ Social Media

☒ Email

Other Facebook, U-Tube, U of H

Please describe advertising and promotional efforts for each medium checked above. List specific publications, websites, and direct mailing numbers.

Newspaper:

Many articles in Houston-Galveston Paper,
Bay Area, Observer, Bay, Houston Press, Houston Chronicle,
Citizen, Scene, Bay Area Mag, Children
News Serves

Radio:

X

TV:

X

Internet:

Our website, GCFF page, C-47 magazine
website, Scene,

Social Media:

Face Book, U-Tube, GCFF page,
C-47 page - Scene website,
Houston Film Commission

Email:

Colleges, Film Depts, Texas Film Com
Federation Film Commissions

Other:

All State Film Commission

What geographic area did your advertising and promotion reach?

Worldwide, Texas - Beason Bay Area Hoastor
Houston & Galveston along Gulf Coast.

Promotions and Tourism Benefits

List the number of hotel rooms and nights attendees stayed in Seabrook hotels.

Hotel

Rooms Occupied

Nights Stayed

Hotel	Rooms Occupied	Nights Stayed
Approx 38+-	11 th #22	
Hampton Inn - we no ad people		because of
La Quinta		loss we
Quality Inn		recom mend
		Seabrook,

Did you reserve a block of room for your event/program? If so for how many rooms and at which hotels?

Hampton Inn - -20

Did attendees take advantage of the room blocks? If so did it they occupy the entire block? If not, describe why not.

Because The Hampton we had to move people around to other hotels

Supplemental Information and Documentation

Please attach the following to this form and submit within sixty (60) days post event:

- ☒ Marketing plan analysis: report on the success or failure of the marketing plan.
- ☒ Advertising samples: at least one example of each medium utilized.
- ☒ Final budget for the event/program identifying all items where HOT funds were used.
- ☒ Hotel Occupancy Report and/or Survey: please provide documentation from local hotels detailing the number of rooms occupied during the event/program.

Please sign below acknowledging that the information provided in this application is true and correct. Submit by mail, in person or via email.

Hal Wixon
Authorized Signature

10/22/2015
Date

Hal Wixon
Print Name

Gulf Coast Film & Video Festival
Title and Organization

The Post Event/Program Form and Report Must Be Completed Within 60 Days After the Event/Program Date

City of Seabrook
Attn: LeaAnn Dearman
1700 First Street
Seabrook, TX 77586
Email: ldearman@ci.seabrook.tx.us

Locally Made Films are Finalists at Gulf Coast Film Festival

SCENE **ARTS**

Films are submitted across the nation as well as several countries to the Gulf Coast Film & Video Festival. This year the film fest has two local filmmakers to make the finalists and screenings.

Chris Kuhlman of CK Productions in Seabrook is the producer of the finalist film *Midnight Abyss*. Stephen Wolfe is the screenwriter and director. This film was made in Seabrook and Galveston. This is a psychological horror film and can be seen Friday, September 11 at 10 p.m.

Through the City is the other local film. Autumn Grounds is the screenwriter, director and producer. Knight Vision Productions with Robin Holk submitted the finalist film that was partially shot at a production at Clear Falls High School. Local actor Tyler Perez, a 2015 Clear Falls High School graduate is the driving force in this music video. Tyler has appeared in the MTV series *Scream* and has just signed on to a three-year contract as a cast member in Nickelodeon's new series, *Wits Academy*. September 11 at 6 p.m. is the screening of this new talent.

Another Texas addition is producer Michael S. Wayne and director Chip Hale's finalist film, *Sweethearts of the Gridiron*. This documentary follows the qualifying standards of a group of young women competing for a place on the famous Texas Kilgore College Rangerettes. Nine Rangerettes will be at the screening in full uniform for autographs and photos. The film will begin Saturday, September 12 at 9 a.m.

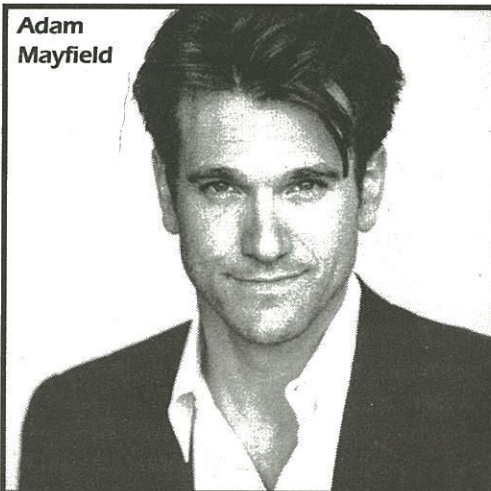
Local (Deer Park) product and Actor Adam Mayfield will be attending the Gulf Coast Film Festival September 11 and 12 held at the Nassau Bay Courtyard Marriott. Mayfield, who has the lead in the dark comedy entry "What if my Wife died in Yoga Class?" attended Houston's High School for the Performing & Visual Arts and graduated with a B.A. in theatre from DePaul University in Chicago.

Adam's TV and film credits include: NBC's *Days of our Lives*, ABC's *All My Children*, Hallmark and Lifetime movies, appearances on several sitcoms, stage plays and countless TV commercials.

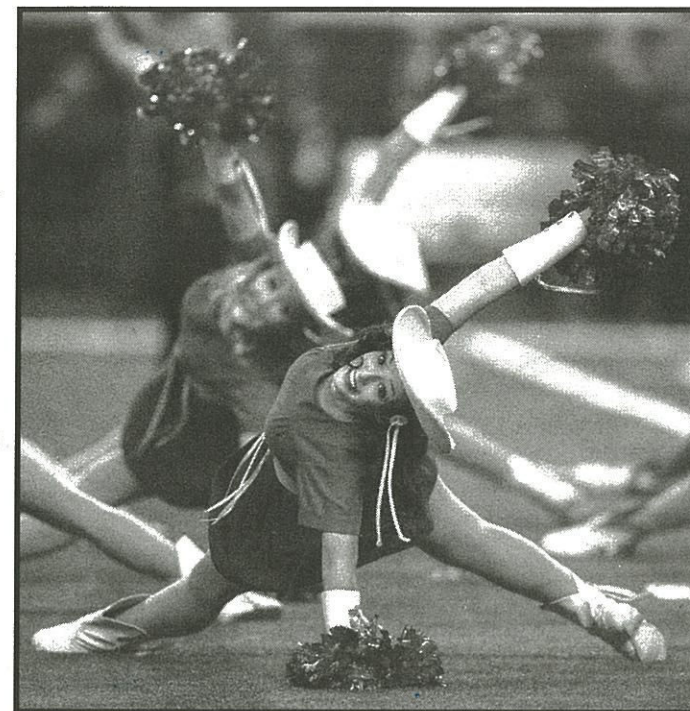
In 2013, he accepted the award for Best Feature Film at the St. Tropez International Film Festival in France for the film, *The Preacher's Daughter*, in which he had the lead. He lives in Los Angeles with his wife, actress/producer, Virginia Novello.

All films will be shown at Marriot Courtyard Nassau Bay. For additional information and screening times log onto www.gulfcoastfilmfest.com.

~Domino Taylor



Adam
Mayfield



Kilgore Rangerettes to appear at 2015 Gulf Coast Film Festival in support of "Sweethearts of the Gridiron"

GULF COAST FILM FESTIVAL • FINALIST FILM SCHEDULE

Friday, September 11th Screenings

6:00 P.M. Through The CityGenre: Music Video, Director: Autumn Grounds
6:05 P.M. The Blimp TrapGenre: Drama, Director: Shawn Welling
6:10 P.M. Village FolksingerGenre: Documentary, Director: David Francis
7:00 P.M. Circadian RhythmGenre: Drama, Director: Lea M. Jones
7:15 P.M. Mr. ChucklebonesGenre: Horror, Director: James H. Longmore
7:47 P.M. Fractured DiamondGenre: Trailer, Director: Kristen Perry
7:50 P.M. Isle of DoomGenre: Horror, Director: Frank Shank
9:15 P.M. Peace and RainGenre: Music Video, Director: John Browning
9:25 P.M. What if My Wife Died In Yoga Class?Genre: Comedy, Director: Jeffrey Williams
9:45 P.M. IntrospectionGenre: Drama/Art/Experimental, Director: Quinton Lowe
9:55 P.M. The Taking of Ezra BodineGenre: Drama, Director: Lance R. Marshall
10:10 P.M. Midnight AbyssGenre: Horror, Director: Stephen Wolfe

Saturday September 12th Screenings

8:00 A.M. If I Could TalkGenre: Drama, Director: Shawn Welling
8:15 A.M. The KidGenre: Silent, Director: David Scott Heck
9:10 A.M. Sweethearts of the GridironGenre: Documentary, Director: Chip Hale
9:45 A.M. IntrospectionGenre: Drama/Art/Experimental, Director: Tarik Belhouchet
9:55 A.M. Beta CentauriGenre: Documentary, Director: Daniel R Poulson
10:30 A.M. Primary Ignition of SecondaryGenre: Documentary, Director: Randel Smith
10:35 A.M. First ImpressionsGenre: Horror, Director: James H. Longmore
10:50 A.M. This is My Monologue: Part 1...Genre: Art/Experimental, Director: Sam W. Kratzel
10:55 A.M. Beyond The Yellow Brick RoadGenre: Documentary, Director: Shawn Welling
11:10 A.M. 7 Minutes of MayhemGenre: Comedy, Director: Joey Cantu
11:30 A.M. Bitch is Ready for TeaGenre: Music Video, Director: Kapil Nair
11:35 P.M. CharlieGenre: Drama, Director: Shawn Ryan
12:00 P.M. FROGGenre: Drama/Coming of Age, Director: Tyler A. Wallach
12:20 P.M. The Phone In The AtticGenre: Drama/Thriller, Director: Jim Long
2:00 P.M. The BeheadingGenre: Action, Director: Gary Chason
2:20 P.M. Third BaseGenre: Drama, Director: Katt Gilgrease
3:05 P.M. Moving DayGenre: Drama, Director: Louis Hunter



SEEN BY THE SCENE: 2015 GULF COAST FILM FESTIVAL



Gulf Coast Film Festival returns for 17th year

By Robert Stanton

Lights, camera, action.

The 17th Annual Gulf Coast Film Festival will be landing in Clear Lake Sept. 10-12, bringing some of the nation's top actors and filmmakers to Houston's Bay Area.

"This (festival) is important because we've proved that a small festival can accomplish a lot," said Hal Wixon, the festival's founding director. "We're putting the Bay Area on the map as a center for film and filmmaking."

This year for the first time, the festival has added a new awards category — Drone Projects — to keep up the emerging technology. The Gulf Coast Film Festival is the first Texas film festival to have the drone category as a competitive genre.

The three-day event will get started on Sept. 10 with a "Meet and Greet" at 2nd Street Gallery, 1509-1/2 2nd St. in Seabrook with honoree Lew Temple, a noted actor/producer, and other actors and directors. Temple is this year's Lifetime Achievement Award winner.

On Sept. 11, four screenings will take place at the Courtyard Marriott Hotel, 18100 Saturn in Nassau Bay.

A Saturday Night "Live" Cascade Awards Presentation will be at The Sundance Grill, 800 Mariners Dr. in



Photo by Gene Page/AMC

Lew Temple, best known for his role in AMC's "The Walking Dead" will be the VIP guest at this year's Gulf Coast Film Festival.

Kemah, on Sept. 11 featuring Temple, of "The Walking Dead" fame who has more than 100 credits to his name.

Established in 1999, the festival features independent films from local, regional and international artists in various categories ranging from short films to documentaries. In 2008, 127 independently made films were submitted, of which 26 were selected and shown at the festival.

Each year the festival grants a lifetime achievement award to an artist or filmmaker in recognition of their contribution to independent filmmaking. Previous winners include producer/director Walter Coblenz and actresses Loretta Swit, Melissa Gilbert and Erin Gray.

The festival was created to promote the Galveston Bay area as

GET CONNECTED >>

Singe Screening tickets: \$5

One-Day Pass: \$15

Two-day pass: \$20

Tickets to the Saturday Night "Live" Awards Presentation and two-day screenings are on sale online at www.gulfcoastfilmfest.com/event-tickets.

a location for filming, to showcase the discovery of new and emerging artists, and to encourage the work of independent filmmakers. The festival also works with local businesses to promote tourism in the area.

Festival Vice President Domino Taylor said she expects this year's event to be bigger and better than ever before.

"I have been with the festival for 15 years and I have to say this is going to be one of the best and 'funnest' festivals, she said.

What's more, she said, "We have made the festival two days so all our attendees can have the Sunday to visit the attractions in the Bay Area and Galveston."

Wixon said his goal is for the festival to grow each year to show people "that there are wonderful filmmakers out there producing wonderful films."

ORDINANCE NO. 2015-20
AMENDMENT TO THE OFFICIAL ZONING MAP
TO REZONE 6.322 ACRES OF TRACT 31, ABSTRACT 52, RITSON MORRIS
SURVEY, HARRIS, COUNTY, TEXAS, LOCATED EAST OF
OLD HIGHWAY 146 AND IMMEDIATELY NORTH OF RED BLUFF ROAD
FROM C-2 TO R-2

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 TRACT 31, BEING AN 6.322 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT 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, Stonemarc One, LLC, De Four Trace Seabrook, Texas, as owners, applied for a zoning change for a 6.322 acres tract of land located east of Old Highway 146, and immediately north of Red Bluff Road, identified as Tract 31, 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 September 17, 2015, and has made its final report;

Ordinance No. 2015-20

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48
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50 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE**
51 **CITY OF SEABROOK, STATE OF TEXAS:**
52

53 **SECTION 1. FINDINGS.**
54

55 The facts and matters set forth in the preamble of this Ordinance are hereby found
56 to be true and correct.
57

58 **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO**
59 **THE OFFICIAL ZONING MAP.**
60

61 The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning",
62 Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by
63 rezoning 6.322 acres of land identified as of Tract 31, situated in Abstract 52 of the
64 Ritson Morris Survey, Seabrook, Harris County, Texas, located east of Old Highway 146,
65 and immediately north of Red Bluff Road, (more specifically described in the attached
66 Exhibit "A"), from C-2 Commercial-Medium District to R-2 Residential-Single Family
67 Detached Small Lot District.
68

69 The property to be rezoned is shown on the survey, identified as Exhibit A and the
70 metes and bounds description, identified as Exhibit B, both of which said Exhibits which
71 are incorporated herein by reference.
72

73 Upon passage of this Ordinance, the official zoning map of the City of Seabrook
74 shall be amended to reflect this change.
75

76 **SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**
77

78 This ordinance is hereby incorporated and made a part of the Seabrook City Code.
79 Violation of this Ordinance is subject to the penalty section of said Code including,
80 Section 11.06, "Criminal Enforcement" which provides that any person who shall violate
81 any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon
82 conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation
83 shall constitute a separate offense.
84

85 **SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**
86

87 All ordinances or parts of ordinances in conflict or inconsistent with this
88 Ordinance are hereby expressly repealed.
89
90

Ordinance No. 2015-20

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SECTION 5. SEVERABILITY.

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

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 17th day of November 2015.

PASSED, APPROVED, AND ADOPTED on second and final reading this 1st day of December 2015.

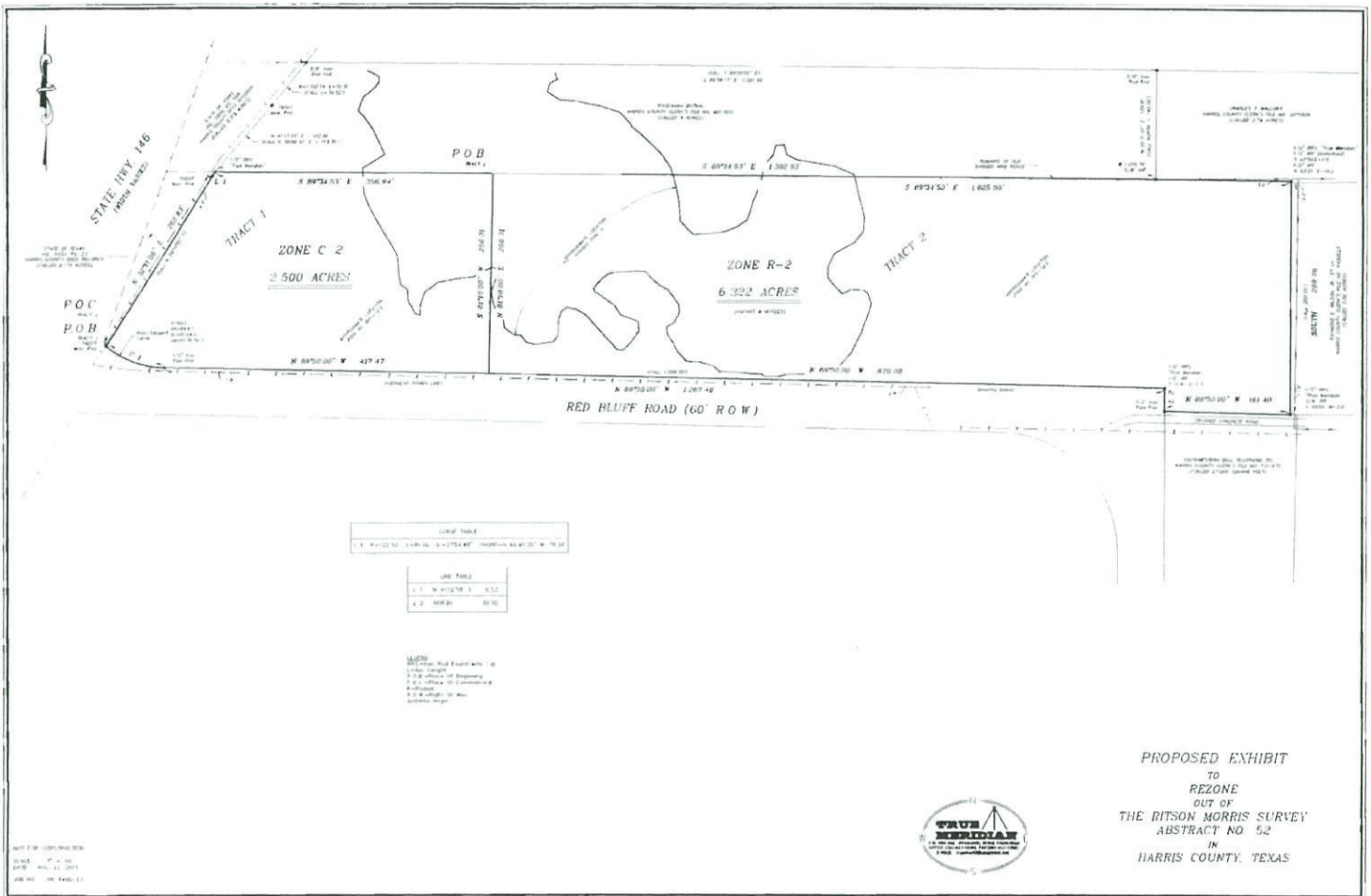
By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney



TRUE MERIDIAN PLLC

P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390
Email: truemarid@sbcglobal.net

TRACT 1

FIELD NOTE DESCRIPTION OF A 2.500 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A PORTION OF THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'06" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.83 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 356.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 01°10'00" W, A DISTANCE OF 256.31 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE NORTH RIGHT-OF-WAY LINE OF REDBLUFF ROAD (60' R.O.W.)

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 417.47 FEET TO A FOUND 1/2 INCH IRON PIPE MARKING THE BEGINNING OF A CURVE;

THENCE IN A NORTHWESTERLY DIRECTION WITH A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 81.06 FEET, A DELTA ANGLE OF 37°54'48", A CHORD BEARING AND DISTANCE OF N 69°45'25" W - 79.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.500 ACRES OF LAND, MORE OR LESS.


Todd J. Slaton, RPLS No. 5082
August 12, 2015



TRUE MERIDIAN PLLC

P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390
Email: truemarid@sbcglobal.net

TRACT 2

FIELD NOTE DESCRIPTION OF A 6.322 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A PORTION OF THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'06" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.83 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 356.94 FEET TO THE PLACE OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89°34'53" E, CONTINUING ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 1,025.99 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD (DISTURBED) S 02°34' E - 2.0 FEET AND A FOUND 1/2 INCH IRON PIPE N 63°21' E - 10.2 FEET;

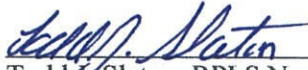
THENCE SOUTH A DISTANCE OF 299.76 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 3/4 INCH IRON ROD S 09°55' W - 2.0 FEET;

THENCE N 88°50'00" W, A DISTANCE OF 161.40 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD;

THENCE NORTH, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TRUE MERIDIAN" FOR CORNER, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD S 11°41' E - 1.3 FEET;

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 870.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°10'00" E, A DISTANCE OF 256.31 FEET THE PLACE OF BEGINNING AND CONTAINING 6.322 ACRES OF LAND, MORE OR LESS.



Todd J. Slaton, RPLS No. 5082

August 12, 2015



Planning & Zoning Commission OFFICIAL REPORT

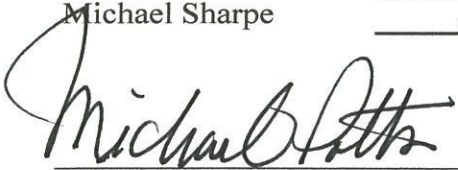
The Planning and Zoning Commission of the City of Seabrook met on September 17, 2015 to hold a meeting to consider:

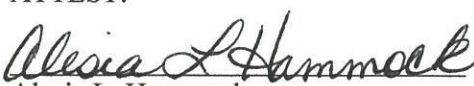
Request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot). Being the east 6.322 acres of Tract 31 situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Old Highway 146 and immediately north of Red Bluff Road.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

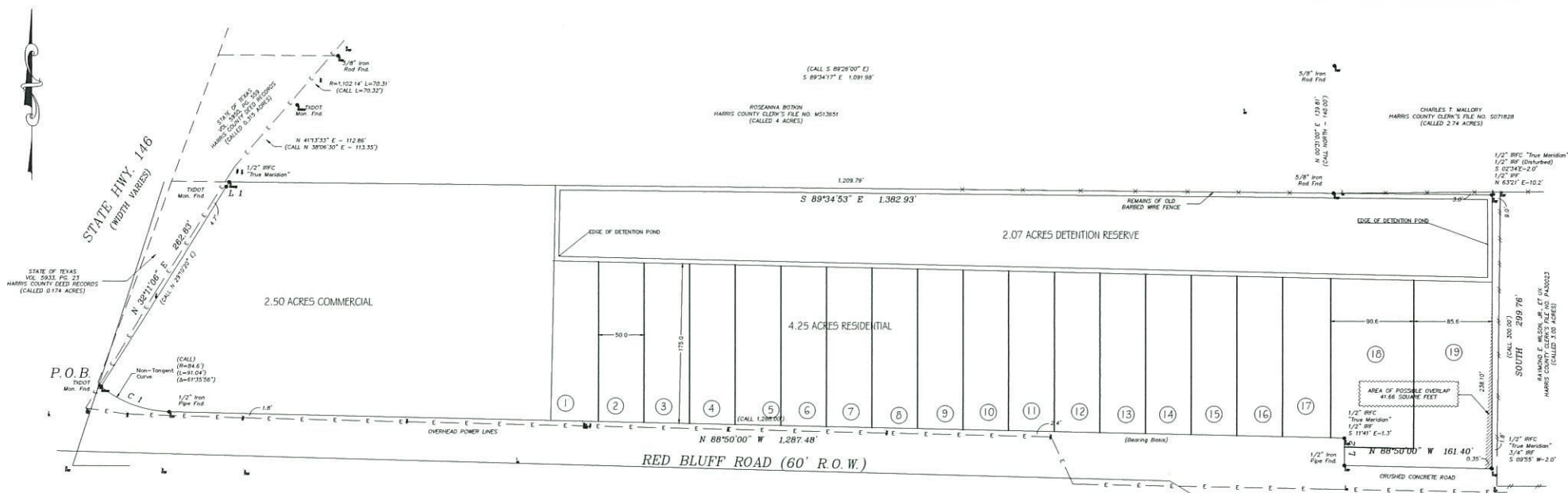
APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on September 17, 2015, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Rosebud Caradec	<u>X</u>				<u>RJC</u>
Laura Davis	<u>X</u>				<u>LAD</u>
Mike DeHart		<u>X</u>			<u>MDH</u>
Buddy Hammann	<u>X</u>				<u>BH</u>
Dodie Miller	<u>X</u>				<u>DM</u>
Michael Potts		<u>X</u>			<u>MP</u>
Michael Sharpe	<u>X</u>				<u>MS</u>


Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock
Secretary





FIELD NOTE DESCRIPTION OF A 8.822 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. C971229 AND W994713, SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'30\"/>

THENCE N 41°12'58\"/>

THENCE S 89°34'53\"/>

THENCE SOUTH A DISTANCE OF 299.76 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 3/4 INCH IRON ROD S 09°55' W - 2.0 FEET;

THENCE N 88°50'00\"/>

THENCE NORTH, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TRUE MERIDIAN" FOR CORNER, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD S 11°41' E - 1.3 FEET;

THENCE N 88°50'00\"/>

THENCE IN A NORTHWESTERLY DIRECTION WITH A NONTANGENT CURVE THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 81.06 FEET, A DELTA ANGLE OF 37°54'48\", A CHORD BEARING AND DISTANCE OF N 69°45'25\"/>

NOTES

1. Property subject to easements and terms, conditions and stipulations as set forth in instruments recorded under Harris County Clerk's File Nos. K-534309, K-534310, K-534311, K-534312, K-534313, K-534314, K-534315, K-534317, K-534318, K-534319, K-534320, K-534321, K-534322, K-534323, K-534324, K-534325, K-534326, K-534327, K-534328, K-534329, K-534330, K-534331, K-534332, K-534333, K-534334, K-534335, K-534336, K-534337, K-534338, K-534339, K-534340, K-545092, K-545093, K-545094, K-545095, K-545096, K-545097, K-545098, K-559860, K-59861, K-559862, K-559863, K-624342, M-917398 and M-917399.
2. Property subject to the Zoning Ordinances or proposed ordinances enforced in the City of Seabrook, Texas.

CURVE TABLE			
C 1	R=122.50'	L=81.06'	Δ=37°54'48" CHORD=N 69°45'25" W=79.58'

LINE TABLE		
L 1	N 41°12'58" E	0.52
L 2	NORTH	30.00

LEGEND:
BFC=Iron Rod Found with Cap
L=Arc Length
R=Radius
R.O.W.=Right Of Way
Δ=Delta Angle

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485007, 1085 L, MAP REVISED JUNE 18, 2007, THIS PROPERTY LIES IN SHADDED ZONE 4 AND FLOOD ZONE AE, BFE = 12.0 FEET

NOT FOR CONSTRUCTION
SCALE: 1" = 50'
DATE
SURVEYED JULY 3, 2015
JOB NO. 08-1490-A

TO: STEWART TITLE, EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plot shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992, the size, location and type of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or perturbations except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown in red and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

By: Todd J. Slaton, Registered Professional Land Surveyor No. 5082 Date: _____
PURCHASER: Stewarmarc One LLC
STEWART TITLE
G.F. NO. 15000330495



STANDARD LAND SURVEY
OF
8.822 ACRES
OUT OF
THE RITSON MORRIS SURVEY
ABSTRACT NO. 52
IN
HARRIS COUNTY, TEXAS

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, SEPTEMBER 17, 2015 – 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, SEPTEMBER 17, 2015** AT 7:00 P.M. IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot).**

Owner: Stonemarc One, LLC, De Four Trace Seabrook, Texas 77586

Legal Description: Being the east 6.322 acres of Tract 31 situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Old Highway 146 and immediately north of Red Bluff Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, August 27, 2015 and that it will remain posted until after completion of the hearing.

Alesia Hammock
Planning & Zoning Commission Secretary

CITY OF SEABROOK

**RESOLUTION NO. 2015-32
CASTING A BALLOT FOR
HARRIS COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,
TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF A PERSON TO THE
BOARD OF DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT.**

WHEREAS, the chief appraiser of the Harris County appraisal District has delivered to the Mayor of the City of Seabrook, the names of those persons duly nominated as candidates to serve in that position on the board of directors of the Harris County Appraisal District, representing and to be filled by the cities other than the City of Houston, participating in said appraisal district; and

WHEREAS, the City of Seabrook deems it appropriate and in the public interest to cast its vote for the candidate of its choice to fill such position;

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

Section 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

Section 2. That the City of Seabrook does hereby cast its vote for Ed Heathcott, to fill the position on the board of directors of the Harris County Appraisal District, representing and to be filled by those cities, other than the City of Houston, participating in the appraisal district.

Section 3. That the Mayor of the City of Seabrook be, and he is hereby, authorized and directed to deliver or cause to be delivered an executed or certified copy of this resolution to the chief appraiser of the Harris County Appraisal District no later than December 16, 2015.

PASSED AND APPROVED this 17th day of November, 2015.

Glenn R. Royal
Mayor

ATTEST:

Robin Hicks, TRMC
City Secretary



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: November 11, 2015

Submitter/Requestor: Chief Wright

Date Submitted: November 10, 2015

Presenter: N/A

Description/Subject: *Monthly Public Safety Statistics Report October 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
Budget Amendment Required _____ Yes _____ No
Future/Ongoing Impact _____ Yes _____ No

Finance Officer Review:

Budget Dept/Line Item Number _____

Funding Comments:

Where on the agenda should this item be placed?

CONSENT AGENDA

Agenda Briefing Form
Page 2

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 10/1/2015 - 10/31/2015

Offense Data

THEFT	10
ASSAULT BY CONTACT F/VIO	6
CRIMINAL MISCHIEF	4
DRIVING WHILE INTOXICATED	3
DRIVING WHILE LICENSE INVALID (B)	3
ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE ENHANCED	2
ASSAULT W/ OTHER WEAPON-AGGRAVATED	2
FAILURE TO IDENTIFY	2
FRAUDULENT USE/POSSESSION OF IDENTIFYING INFORMATION	2
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	2
UNAUTHORIZED USE OF A VEHICLE (AUTO)	2
(FSGI) ACCIDENT INVOLVING DAMAGE TO VEHICLE- CLASS B	1
ACCIDENT - FLEET	1
ASSAULT BY CONTACT	1
ASSAULT CAUSES BODILY INJURY	1
ASSAULT CAUSES SERIOUS BODILY INJURY	1
ASSAULT WITH A FIREARM-AGGRAVATED	1
ASSAULT-OTHER (NOT AGGRAVATED)	1
BURGLARY OF BUILDING / NON-FORCED	1
BURGLARY OF MOTOR VEHICLE (PARTS & ACCESSORIES)	1
CREDIT CARD OR DEBIT CARD ABUSE	1
CRIMINAL TRESPASS	1
DEATH INVESTIGATION	1
FALSE STATEMENT TO OBTAIN PROPERTY OR CREDIT	1
HARASSMENT	1
INFORMATION REPORT	1
INTERFERENCE WITH CHILD CUSTODY	1
POSSESSION OF MARIJUANA	1
POSSESSION OF SUBST PENALTY GRP 2-A	1
POSSESSION OF SUBSTANCE IN PENALTY GROUP 3	1
SEXUAL ASSAULT (ATTEMPT) - FORCIBLE RAPE	1
SEXUAL ASSAULT - OTHER THAN RAPE	1
SUICIDE	1
VIOLATION OF PROTECTIVE ORDER OR MAGISTRATE ORDER	1
Total Offense Reports:	61

Arrest Data

PUBLIC INTOXICATION	32
WARRANT - AGENCY	10
NO DL	8
POSSESSION OF DRUG PARAPHERNALIA	6
WARRANT - OTHER AGENCY	6
DRIVING WHILE LICENSE INVALID (B)	5
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY - C	5
FAILURE TO IDENTIFY	4
ASSAULT BY CONTACT	3
DISORDERLY CONDUCT #6 - FIGHTING	3
EXPIRED LICENSE PLATES	3
POSSESSION OF SUBSTANCE IN PENALTY GROUP 3	3
CRIMINAL MISCHIEF	2
CRIMINAL TRESPASS	2
DRIVING WHILE INTOXICATED	2
DRIVING WHILE LICENSE INVALID (C)	2
FAIL TO MAINTAIN SINGLE LANE	2
FAIL TO SIGNAL TURN	2
NO FRONT LICENSE PLATE OR INSIGNIA	2
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	2
ASSAULT BY THREAT	1
ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE ENHANCED	1
CMV DEFECTIVE TURN SIGNALS	1
DEFECTIVE HEADLAMPS	1
DEFECTIVE LICENSE PLATE LIGHT	1
DISORDERLY CONDUCT #1 - ABUSIVE LANGUAGE	1
DROVE W/O HEADLIGHTS	1
EXPIRED DL	1
EXPIRED MOTOR VEHICLE INSPECTION	1
FAIL TO CHANGE ADDRESS ON DL	1
FAIL TO CONTROL SPEED	1
FAIL TO DRIVE IN SINGLE MARKED LANE	1
FAIL TO INSPECT / REPAIR PARTS OR ACCESSORIES	1
FAIL TO STOP AT DESIGNATED POINT	1
FAILURE TO APPEAR	1
MINOR CONSUMPTION ALCOHOL	1
NO BRAKES ON TRAILER	1
NO SOLICITING PERMIT	1
PASS STOPPED SCHOOL BUS	1
POSSESSION OF MARIJUANA	1
POSSESSION OF SUBSTANCE IN PENALTY GROUP 2	1
PUBLIC INTOXICATION / MINOR	1
THEFT <\$100 SHOPLIFTING	1
UNAUTHORIZED USE OF HORN	1

Total Arrests: 91 Total Charges: 128

CALL FOR SERVICE DATA

TRAFFIC STOP	414
SUSPICIOUS CIRC PERSON VEHICLE	101
ALARM BURGLAR	54
MINOR ACCIDENT	47
CVE INSPECTION	40
ASSIST BY LAW	38
DISTURBANCE	33
INTOXICATED DRIVER PERSON	30
ASSIST CITIZEN	21
RECKLESS DRIVER CONDUCT	20
PARKING VIOLATION	18
LOUD MUSIC NOISE	17
TRAFFIC HAZ PROB DIRECT RELAT	17
THEFT	15
CIVIL PROBLEM STANDBY	14
FLAGDOWN	12
FOLLOW UP	11
VIOLATION CITY ORDINANCE	11
WELFARE CONCERN	11
TRESPASS	10
ASSAULT	9
DISABLED VEHICLE	9
ACCIDENT MAJOR	8
FRAUD	7
CRIMINAL MISCHIEF	6
ABANDONED VEHICLE	4
HARASSMENT	4
ABUSE NEGLECT CHILD ELDERLY	3
LOST MISSING RECOVERED ABDUCTD	3
THREAT TERRORISTIC	3
UNAUTHORIZED USE OF M/V	3
911 HANG UP	2
ANIMAL CONTROL PROBLEM	2
BURGLARY	2
DEATH INVESTIGATION	2
ID THEFT	2
PROPERTY LOST RECOVERED	2
VEHICLE IN THE DITCH	2
VIOLATION OF PROTECTIVE ORDER	2
ALARM HOLD UP	1
DISORDERLY CONDUCT	1
NARCOTICS VIOLATION	1
POLICE PURSUIT	1
ROBBERY	1
Z DANGEROUS ANIMAL	1
Total CFS:	1015

CLEMC REPORT **Seabrook Stats Report OCT15**

Allergic Reaction	0
Assist by EMS	3
Attempted Suicide	7
Breathing problems	2
Choking	0
CPR	1
CVA	2
Death Investigation	2
Diabetic	2
Drowning	0
Heart problems/pain	6
Injured person	21
Motor Vehicle Incidents	11
Medical Alert Alarm	0
OB Baby Call	0
Overdose	2
Seizure	1
Sick Call	24
Trauma Gunshot/Stabbing	0
fire stand-by	0
Unconscious	3
Total	87

Response Time

6Min 04Sec

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {10/01/2015} And
{10/31/2015} and District = "1 "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
111 Building fire	1	2.08%	\$142,000	100.00%
140 Natural vegetation fire, Other	1	2.08%	\$0	0.00%
142 Brush or brush-and-grass mixture fire	1	2.08%	\$0	0.00%
151 Outside rubbish, trash or waste fire	1	2.08%	\$0	0.00%
	<u>4</u>	<u>8.33%</u>	<u>\$142,000</u>	<u>100.00%</u>
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	27	56.25%	\$0	0.00%
322 Motor vehicle accident with injuries	1	2.08%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	1	2.08%	\$0	0.00%
	<u>29</u>	<u>60.42%</u>	<u>\$0</u>	<u>0.00%</u>
5 Service Call				
510 Person in distress, Other	6	12.50%	\$0	0.00%
5312 Smoke or odor problem	1	2.08%	\$0	0.00%
	<u>7</u>	<u>14.58%</u>	<u>\$0</u>	<u>0.00%</u>
6 Good Intent Call				
611 Dispatched & cancelled en route	4	8.33%	\$0	0.00%
	<u>4</u>	<u>8.33%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
700 False alarm or false call, Other	1	2.08%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	3	6.25%	\$0	0.00%
	<u>4</u>	<u>8.33%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 48

Total Est Loss: \$142,000

Seabrook

City of Seabrook Monthly Statistics

**Alarm Date Between {10/01/2015} And {10/31/2015}
and District = "1 "**

Total Number of Incidents 48	Total Number of Responding Personnel	319
Average Turnout per Incident		7

Seabrook**City of Seabrook Monthly Statistics**

**Alarm Date Between {10/01/2015} And {10/31/2015}
and District = "1"**

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
111 Building fire							
15-0150540	10/06/2015	14:49:20	10/06/2015	14:51:28	2	N	00:02:08
Average Response Time for District/Incident Type							00:02:08
140 Natural vegetation fire, Other							
15-0150532	10/03/2015	11:11:50	10/03/2015	11:14:42	1	1	00:02:52
Average Response Time for District/Incident Type							00:02:52
142 Brush or brush-and-grass mixture fire							
15-0150557	10/14/2015	17:32:35	10/14/2015	17:35:13	1	2	00:02:38
Average Response Time for District/Incident Type							00:02:38
151 Outside rubbish, trash or waste fire							
15-0150555	10/13/2015	19:11:54	10/13/2015	19:19:10	1	2	00:07:16
Average Response Time for District/Incident Type							00:07:16
311 Medical assist, assist EMS crew							
15-0150533	10/04/2015	15:18:13	10/04/2015	15:22:43	1	2	00:04:30
15-0150535	10/05/2015	12:59:27	10/05/2015	13:02:23	1	1	00:02:56
15-0150537	10/05/2015	18:06:45	10/05/2015	18:06:45	1	2	00:00:00
15-0150538	10/05/2015	23:12:00	10/05/2015	23:14:45	1	3	00:02:45
15-0150539	10/06/2015	10:41:57	10/06/2015	10:43:14	1	1	00:01:17
15-0150542	10/07/2015	04:21:36	10/07/2015	04:26:37	1	3	00:05:01
15-0150546	10/09/2015	19:08:22	10/09/2015	19:14:57	1	2	00:06:35
15-0150549	10/10/2015	14:38:43	10/10/2015	14:42:10	1	1	00:03:27
15-0150551	10/10/2015	15:02:09	10/10/2015	15:02:24	1	2	00:00:15
15-0150552	10/11/2015	09:59:29	10/11/2015	10:06:47	1	1	00:07:18
15-0150556	10/13/2015	20:31:45	10/13/2015	20:36:42	1	2	00:04:57
15-0150560	10/16/2015	14:14:11	10/16/2015	14:17:05	1	1	00:02:54
15-0150561	10/16/2015	16:48:47	10/16/2015	16:53:19	1	2	00:04:32
15-0150562	10/16/2015	19:48:58	10/16/2015	19:51:24	1	2	00:02:26
15-0150563	10/17/2015	17:01:49	10/17/2015	17:05:20	1	2	00:03:31
15-0150565	10/17/2015	20:02:30	10/17/2015	20:07:43	1	2	00:05:13
15-0150567	10/19/2015	15:02:08	10/19/2015	15:05:57	1	2	00:03:49
15-0150568	10/20/2015	18:27:39	10/20/2015	18:31:10	1	2	00:03:31
15-0150569	10/21/2015	18:27:13	10/21/2015	18:31:46	1	2	00:04:33
15-0150570	10/22/2015	00:07:18	10/22/2015	00:11:39	1	3	00:04:21
15-0150572	10/23/2015	03:16:30	10/23/2015	03:25:28	1	3	00:08:58
15-0150575	10/24/2015	11:57:55	10/24/2015	12:03:41	1	1	00:05:46
15-0150578	10/25/2015	04:37:09	10/25/2015	04:43:43	1	3	00:06:34
15-0150580	10/25/2015	08:15:44	10/25/2015	08:19:46	1	1	00:04:02
15-0150581	10/26/2015	16:58:46	10/26/2015	17:04:14	1	2	00:05:28
15-0150582	10/26/2015	21:18:47	10/26/2015	21:23:14	1	2	00:04:27
15-0150589	10/31/2015	11:31:52	10/31/2015	11:35:32	1	1	00:03:40
Average Response Time for District/Incident Type							00:04:11

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {10/01/2015} And {10/31/2015}
and District = "1 "

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
322 Motor vehicle accident with injuries							
15-0150536	10/05/2015	16:23:09	10/05/2015	16:27:18	1	4	00:04:09
Average Response Time for District/Incident Type							00:04:09
324 Motor Vehicle Accident with no injuries							
15-0150531	10/01/2015	15:12:07	10/01/2015	15:12:07	1	2	00:00:00
Average Response Time for District/Incident Type							00:00:00
510 Person in distress, Other							
15-0150534	10/05/2015	08:30:26	10/05/2015	08:33:39	1	1	00:03:13
15-0150541	10/07/2015	00:32:51	10/07/2015	00:36:24	1	3	00:03:33
15-0150566	10/19/2015	05:32:46	10/19/2015	05:42:56	1	3	00:10:10
15-0150573	10/23/2015	09:39:29	10/23/2015	09:43:45	1	1	00:04:16
15-0150579	10/25/2015	07:12:57	10/25/2015	07:43:00	1	1	00:30:03
15-0150583	10/27/2015	05:48:48	10/27/2015	05:57:32	1	3	00:08:44
Average Response Time for District/Incident Type							00:09:60
5312 Smoke or odor problem							
15-0150574	10/23/2015	16:37:08	10/23/2015	16:42:56	1	2	00:05:48
Average Response Time for District/Incident Type							00:05:48
611 Dispatched & cancelled en route							
15-0150576	10/24/2015	16:41:54	10/24/2015	16:41:57	1	2	00:00:03
15-0150577	10/25/2015	01:00:25	10/25/2015	01:02:58	1	3	00:02:33
Average Response Time for District/Incident Type							00:01:18
700 False alarm or false call, Other							
15-0150545	10/09/2015	16:49:36	10/09/2015	16:51:36	1	2	00:02:00
Average Response Time for District/Incident Type							00:02:00
745 Alarm system activation, no fire - unintentional							
15-0150559	10/16/2015	06:04:25	10/16/2015	06:09:15	1	3	00:04:50
15-0150584	10/29/2015	13:40:45	10/29/2015	13:45:45	1	1	00:05:00
15-0150585	10/30/2015	09:38:44	10/30/2015	09:42:34	1	1	00:03:50
Average Response Time for District/Incident Type							00:04:33
Overall Average Response Time for District 00:04:42							

Total Incident Count: 46

Overall Average Response Time: 00:04:42



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: November 17, 2015

Submitter/Requestor: Sean Landis

Presenter: Sean Landis

Description/Subject: Monthly Building Department Report for October 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 October, there was three (3) residential permits issued totaling \$878,253.00
No new commercial permits were issued in October.

Recommended Action:

Attachments:

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

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

Finance Officer Review:

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
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	3	\$878,253.00	5	\$124,987.00	4	\$38,003.50	0	\$0.00	5	\$91,000.00	12	\$ 40,361.00	1	\$2,400.00	14	\$ 161,836.58	7	\$ 31,450.00	51	\$1,368,291.08	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	56	\$ 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	65	\$4,811,956.22	36	\$ 145,896.60
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	\$ 1,291,282.66
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	\$1,538,184.96	58	\$ 3,473,005.90
April	0	\$0.00	21	\$295,937.00	0	\$0.00	0	\$0.00	11	\$788,619.06	25	\$ 59,572.12	1	\$26,950.00	9	\$ 80,978.92	20	\$ 72,661.40	87	\$1,324,718.50	74	\$ 2,034,032.28
May	3	\$1,005,884.00	10	\$132,206.00	3	\$53,000.00	0	\$0.00	9	\$416,726.00	10	\$ 17,930.00	1	\$2,000.00	28	\$ 620,327.60	12	\$ 246,865.00	76	\$2,494,938.60	79	\$ 9,720,944.39
June	5	\$1,464,217.00	14	\$643,117.00			0	\$0.00	4	\$12,101.00	23	\$ 110,143.00			17	\$1,760,340.00	13	\$ 36,389.50	76	\$4,026,307.50	65	\$10,851,196.51
July	1	\$450,000.00	6	\$354,750.00	2	\$511,977.13	0	\$0.00	9	\$172,506.00	17	\$ 271,005.54	1	\$2,000.00	12	\$ 113,074.00	16	\$ 125,526.55	64	\$2,000,839.22	79	\$ 4,782,835.62
August	2	\$1,052,141.51	15	\$349,387.00	18	\$63,000.00	0	\$0.00	5	\$21,135.00	13	\$ 83,075.00	3	\$141,378.28	15	\$ 131,307.25	15	\$ 98,770.00	86	\$1,940,194.04	58	\$ 996,279.95
September	2	\$630,000.00	15	\$245,527.00	3	\$48,749.00	0	\$0.00	4	\$7,500.00	13	\$ 47,770.00	2	\$6,700.00	12	\$ 78,365.00	15	\$ 61,295.00	66	\$1,125,906.00	64	\$32,767,258.41
Y-T-D TOTALS	30	\$8,021,926.08	139	\$3,221,679.39	44	\$11,336,954.13	0	\$0.00	74	\$1,779,488.06	189	\$4,684,092.66	15	\$196,635.24	149	\$3,450,804.65	185	\$4,396,329.70	825	\$37,087,909.91	724	\$69,723,623.95

Fees Paid		Fees Paid	
October	\$6,823.98	April	\$13,631.75
November	\$8,942.00	May	\$20,935.00
December	\$7,178.25	June	\$17,491.00
January	\$31,285.00	July	\$35,873.30
February	\$43,269.50	August	\$16,734.25
March	\$18,356.00	September	\$10,604.00
Y-T-D Total		\$ 231,124.03	

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

New Residential Buildings	
	30

	#	Water Impact Fees	#	Sewer Impact Fees		#	Water Impact Fees	#	Sewer Impact Fees
October	2	\$ 1,346.35	2	\$ 595.19	April		\$ -		\$ -
November	2	\$ 3,456.58	2	\$ 7,339.25	May		\$ 3,934.56		\$ 5,887.05
December	3	\$ 5,717.49	2	\$ 5,093.05	June		\$ 7,661.68		\$ 13,965.15
January	1	\$ 948.00	1	\$ 1,054.00	July		\$ 1,148.00		\$ 924.00
February	1	\$ 375.00	0	\$ -	August		\$ 3,577.12		\$ 8,078.10
March	7	\$ 11,679.36	7	\$ 25,288.30	September		\$ 3,577.12		\$ 8,078.10
Y-T-D Total						16	\$43,421.26	14	\$76,302.19

Building Department Statistics October 2015

PERMIT TYPES	# ISSUED	VALUATION	FEES PAID
New Residential	3	\$878,253.00	\$1,225.50
Building Additions	5	\$124,987.00	\$1,065.00
New Commercial	1	\$3.50	\$0.00
Commercial Additions	3	\$38,000.00	\$157.50
New City	0	\$0.00	\$0.00
City Additions	0	\$0.00	\$0.00
Electrical	12	\$40,361.00	\$671.50
Fill	0	\$0.00	\$0.00
Irrigation	1	\$2,400.00	\$157.50
Mechanical	14	\$161,836.58	\$1,974.00
Plumbing	7	\$31,450.00	\$245.00
Sign	1	\$2,000.00	\$60.00
Demolition	0	\$0.00	\$0.00
Fire/Sprinkler	0	\$0.00	\$0.00
Miscellaneous	4	\$89,000.00	\$922.50
Lien pay out	0	\$0.00	\$345.48
TOTALS	51	\$1,368,291.08	\$6,823.98

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA2301 AER Supply
 2301 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

MOSKOWITZ110 Able Plumbing
 1105 Moskowitz ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3722 Apollo Tire & Wheel
 3722 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1509 Art Consortium
 1509 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {10/01/2015} And
{10/31/2015}****BAYPORT2500 Batavia
2500 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
10/02/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA2830 Bay Area Transmission
2830 Nasa
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
10/02/2015	205	INSPECTION - Follow Up	0.00	
10/16/2015	205	INSPECTION - Follow Up	0.00	
10/30/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

**BENT01 Bente Interiors
1421 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
10/09/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
10/09/2015	201	INSPECTION - Final	0.00	
10/16/2015	205	INSPECTION - Follow Up	0.00	
10/30/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA3410 Casa Bonita Apartments
3410 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2321 Coastline Marine
2321 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

CHIL01 D & C Inspection Services WORK 281-326-1800
2215 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3140 Dr. J R Richardson
3140 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

MEYER2400 Evelyn Meador Library
2400 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}MEYER2400 Evelyn Meador Library
2400 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

2622CNASA Floppy Pets
2622 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

HIALEAH Forever Memories
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

LILY01 Grand Central Station
1002 Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}SECOND IMG
 1502 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

KOAS01 KOA Sailing
 2321 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

KIDD01 Kidd Properties
 1405 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2170 Kwik Kar Lube
 2170 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2301B Lakewood Yacht Service
 2301 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA2301B Lakewood Yacht Service
2301 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

3142NASA Pelican Grill
3142 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	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
10/15/2015	820	CONSULTATION - Fire Protection	0.00	
10/16/2015	290	INSPECTION - Other	0.00	
10/30/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

REPSDORPH255 Regatta Bay Apartments
2555 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015	205	INSPECTION - Follow Up	0.00	
10/09/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {10/01/2015} And
{10/31/2015}**

NASA3720 **Seabrook Automotive LLC**
3720 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NMYER2401 **Seabrook Int. CCISD**
2401 Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	225	INSPECTION - Ansul Final	0.00	
10/30/2015	221	INSPECTION - Fire Alarm	0.00	
10/30/2015	201	INSPECTION - Final	0.00	
Total Activities for Occupancy: 3			0.00	

SEAB04 **Seabrook Public Works and Animal Control**
1100 RED BLUFF RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	100	PLAN REVIEW - General	0.00	
Total Activities for Occupancy: 1			0.00	

NMEYER913 **Seabrook Visitors Center**
913 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}BAYPORT2400 Sonic
2400 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

STEF02 Stefan Garza Foster Care
2610 Orleans DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2622STE. Taquaria Nasa
2622 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2700 Texas Marine
2700 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

THEP01 The Point at Taylor Lake Gate
4102 Boardwalk ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}THEP01 The Point at Taylor Lake Gate
 4102 Boardwalk ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015	270	INSPECTION - Special	0.00	
10/09/2015	205	INSPECTION - Follow Up	0.00	
10/12/2015	890	CONSULTATION - Other	0.00	
10/15/2015	890	CONSULTATION - Other	0.00	
10/30/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 5			0.00	

TOWE07 Towers of Seabrook Clubhouse
 3300 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015	205	INSPECTION - Follow Up	0.00	
10/09/2015	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

NASA3805 Vacant
 3805 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SEVENTH2102 Vacant
 2104 7th (Seventh) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015	200	INSPECTION - Annual	0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}SEVENTH2102 Vacant
2104 7th (Seventh) ST
Seabrook, TX 77586

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

NASA3568 Village Pizza
3568 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 52

Grand Totals: 0.00 0.00

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}SEVENTH2102 Vacant
2104 7th (Seventh) ST
Seabrook, TX 77586

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

NASA3568 Village Pizza
3568 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 52

Grand Totals: 0.00 0.00

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA2301 AER Supply
 2301 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

MOSKOWITZ110 Able Plumbing
 1105 Moskowitz ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3722 Apollo Tire & Wheel
 3722 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1509 Art Consortium
 1509 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}BAYPORT2500 Batavia
2500 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2830 Bay Area Transmission
2830 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
10/16/2015		205 INSPECTION - Follow Up	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

BENT01 Bente Interiors
1421 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
10/09/2015		201 INSPECTION - Final	0.00	
10/16/2015		205 INSPECTION - Follow Up	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA3410 Casa Bonita Apartments
3410 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2321 Coastline Marine
2321 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

CHIL01 D & C Inspection Services WORK 281-326-1800
2215 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3140 Dr. J R Richardson
3140 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

MEYER2400 Evelyn Meador Library
2400 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}MEYER2400 Evelyn Meador Library
2400 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

2622CNASA Floppy Pets
2622 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

HIALEAH Forever Memories
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

LILY01 Grand Central Station
1002 Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}SECOND IMG
 1502 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

KOAS01 KOA Sailing
 2321 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

KIDD01 Kidd Properties
 1405 2nd (Second) ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2170 Kwik Kar Lube
 2170 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2301B Lakewood Yacht Service
 2301 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA2301B Lakewood Yacht Service
2301 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

3142NASA Pelican Grill
3142 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		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
10/15/2015		820 CONSULTATION - Fire Protection	0.00	
10/16/2015		290 INSPECTION - Other	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

REPSDORPH255 Regatta Bay Apartments
2555 Repsdorph
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
10/09/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}NASA3720 Seabrook Automotive LLC
3720 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NMYER2401 Seabrook Int. CCISD
2401 Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		225 INSPECTION - Ansul Final	0.00	
10/30/2015		221 INSPECTION - Fire Alarm	0.00	
10/30/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 3			0.00	

SEAB04 Seabrook Public Works and Animal Control
1100 RED BLUFF RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		100 PLAN REVIEW - General	0.00	
Total Activities for Occupancy: 1			0.00	

NMEYER913 Seabrook Visitors Center
913 N Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}THEP01 The Point at Taylor Lake Gate
4102 Boardwalk ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		270 INSPECTION - Special	0.00	
10/09/2015		205 INSPECTION - Follow Up	0.00	
10/12/2015		890 CONSULTATION - Other	0.00	
10/15/2015		890 CONSULTATION - Other	0.00	
10/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 5			0.00	

TOWE07 Towers of Seabrook Clubhouse
3300 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		205 INSPECTION - Follow Up	0.00	
10/09/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

NASA3805 Vacant
3805 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/02/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SEVENTH2102 Vacant
2104 7th (Seventh) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {10/01/2015} And
{10/31/2015}BAYPORT2400 Sonic
2400 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

STEF02 Stefan Garza Foster Care
2610 Orleans DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/16/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2622STE. Taquaria Nasa
2622 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/09/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2700 Texas Marine
2700 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

THEP01 The Point at Taylor Lake Gate
4102 Boardwalk ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
10/30/2015	15:40			

Fire Inspector Report for October 2015

New (or annual) Inspections	32
Re-inspections (follow-ups)	16
Consultations	3
Plan Reviews	1
Investigations	0
Total Inspections	52
Outstanding Inspections	35

The City Council of the City of Seabrook met in regular session on Tuesday, November 03, 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 – Ex. Abs.	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM &
	COUNCIL PLACE NO. 3
MELISSA BOTKIN - Ex. Abs.	COUNCIL PLACE NO. 4
GLENNA ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN HICKS	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 INTERVIEW CANDIDATES FOR VARIOUS BOARDS & COMMISSIONS

1.1 Interview candidates for openings on the Board of Adjustment and the Ethics Review Commission. (Council)

Because there was one candidate for each Board position Council chose not to interview candidates. Michele Glaser, former City Secretary, spoke and reminded Council that she started in the Building Department when she was initially hired by the City; therefore, she has knowledge of the processes and procedures involved with bringing cases forward to the Board of Adjustment.

2.0 PRESENTATIONS

2.1 Present a proclamation declaring November 2-6, 2015 as "Municipal Courts Week." (Court)

The Mayor recognized the Municipal Court staff's hard work and dedication to the City and to the citizens of Seabrook. In addition, Robert Richter was recognized for 30 years of service to the City as the City's Prosecutor.

3.0 PUBLIC COMMENTS AND ANNOUNCEMENTS –

Mr. Reed Wilson, 2500 Fannin, Houston, attorney for Pacific Ridge Development, spoke on the company's behalf to reiterate to Council that with the Public Works property exchange there is an opportunity to bring quality establishments to Seabrook. He stated that moving the tank will be necessary because the feedback from retailers has been positive for locating in Seabrook, but they want to be sure that they are seen. Pacific Ridge Development is looking forward to working with City on this project.

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

Councilmember Giangrosso announced several upcoming events: Celebration Seabrook, Share Your Christmas Food Drive, the Thanksgiving holiday, Main Street Christmas Tree Lighting in front of Mohrhusen Park, Breakfast with Santa, and the 2015 Seabrook Volunteer Fire Department Santa Run.

The Mayor asked for an update on Celebration Seabrook, and Gayle Cook, City Manager, gave an update on the festival, stating City staff have put in a lot of hard work with great team effort, especially LeaAnn Dearman, Director of Communications; Arthur Chairez, Director of Public Works; Kevin Padgett, Assistant Director of Public Works; the entire Public Works and Utilities staff, Chief Sean Wright, Police Chief, and the entire police department staff, along with other Directors and support personnel. There has been great success in securing sponsors with \$60,000 committed in support of the festival. Ticket sales were reduced in an effort to entice people to buy early, and tickets will be available at the gate for an increased rate. The festival is receiving lots of hits on social media, so people are definitely talking about the event. One of the biggest comments staff is hearing is that ticket prices for residents are high. Staff will be looking at ticket prices for residents for future events.

4.0 CONSENT AGENDA

4.1 Approve a special events permit request by the Delta Vee Realty Company (Valentine Law Firm) for an office open house event on Saturday, November 14, 2015 from 2:00pm to 6:00pm. There are no pending items. Applicant is requesting permission to close a portion of Anders Avenue from 2:00pm to 6:00pm. (Cook)

4.2 Approve Quarterly Communications and Marketing Report. (Dearman) The report is available in the Office of the City Secretary and will be available at the City Council meeting.

4.3 Appoint Michele Glaser as a regular member to the Board of Adjustment / Building and Standards Commission, to fill a vacant position left by Julia Poston, with a term ending October 31, 2016. (Council)

91 **4.4 Appoint Dr. Francine Kingston as an alternate to the Ethics Review Commission,**
92 **with a term ending October 31, 2017. (Council)**
93

94 **4.5 Approve an excused absence for Glenna Adovasio, Melissa Botkin, and O.J.**
95 **Miller for the October 20, 2015 regular City Council meeting. (Hicks)**
96

97 **4.6 Approve the minutes of the October 06, 2015 regular City Council meeting. (Hicks)**
98

99 **4.7 Approve the minutes of the October 20, 2015 regular City Council meeting. (Hicks)**
100

101 **END OF CONSENT AGENDA**
102

103 Motion was made by Councilmember Johnson and seconded by Councilmember
104 Giangrosso
105

106 To approve the Consent Agenda as presented.
107

108 MOTION CARRIED BY UNANIMOUS CONSENT
109

110 **5.0 NEW BUSINESS**
111

112 **5.1 Consider approval of and/or update on the Amended and Restated Ground Lease**
113 **Agreement and Memorandum of Amended and Restated Ground Lease Agreement**
114 **with Crown Castle GT Company LLC and authorization to proceed with the**
115 **drafting of an Ordinance. (Cook)**
116

117 Gayle Cook, City Manager, announced that staff was hoping to have additional
118 information for Council on the terms of this lease, but at this time, no additional
119 information is available.
120

121 Motion was made by Councilmember Giangrosso and seconded by Councilmember
122 Adovasio
123

124 To table this item until additional information is available.
125

126 MOTION CARRIED BY UNANIMOUS CONSENT
127

128 **6.0 ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take**
129 **action on the items listed below.**
130
131
132
133
134

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

Gayle Cook, City Manager, stated there is no new information on Highway 146 from the last meeting. A meeting with TXDOT is set for next Tuesday, November 10. The Mayor attended the Transportation Alliance Group Mobility Matters Symposium as a panel speaker for the Highway 146 project.

Strategic Plan – There are no new updates at this time.

Project updates – The timeline on the Fiber Optics project has been confirmed. November 30th is the kickoff date for laying the cables, and the project should be completed in 6 months. The Fire Department will have additional information on the new Fire Truck with build out pictures as it progresses. Hopefully the City Manager will get those pictures soon to share with Council. Final plans have been submitted to the Community Development Department on the Public Works facility. Documentation for bid should be finalized by the end of November. A bid has been secured on the landscaping at the Traffic Circle. Landscaping should begin next week, if there are no further delays due to rainy weather.

Motion was made by Councilmember Miller and seconded by Councilmember Johnson

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT

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

Council is on its regular meeting schedule of the first and third Tuesdays of every month, and there will be 2 meetings in December. The Mayor asked that an update on Celebration Seabrook be given to Council after the event.

7.0 EXECUTIVE SESSION – 7:21

At 7:21 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 Sections 551.071 and 551.072, Consultation with Attorney.

Item 7.2 would not be discussed as the new business item was tabled until additional information can be obtained.

Section 551.071 and 551.072

- 7.1 Consult with an attorney regarding legal issues and discuss the purchase, lease, or exchange of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Sections 551.071 and 551.072 of the Texas Government Code. (Cook)**

Section 551.071

- 7.2 Pursuant to Section 551.071, Texas Government Code, consult with an attorney to receive legal advice regarding legal issues related to proposed lease with Crown Castle. (Cook)**

8.0 OPEN MEETING – reconvene 8:10

At 8:10 p.m. Mayor Royal reconvened the meeting in open session and stated that item 7.1 had been discussed, but that no action had been taken in executive session.

- 8.1 Consider approval of proposed Resolution 2015-31, "Authorization for land exchange of the current City Public Works property for the exchange of property offered by Pacific Ridge Development Company, LLC in sealed bid proposal". (Cook)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK AUTHORIZING ACCEPTANCE OF PROPERTY IN EXCHANGE FOR CITY PROPERTY, PURSUANT TO THE SEALED BID RECEIVED FROM PACIFIC RIDGE DEVELOPMENT COMPANY, LLC TO EXCHANGE CERTAIN REAL PROPERTY OF CITY CONSISTING OF APPROXIMATELY 3.4196 ACRES OUT OF THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF A PART OF LOTS 17 AND 18 OF RUGGLES SUBDIVISION AS RECORDED IN VOLUME 5 AT PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ("CITY PROPERTY"), AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "CONVEYANCE DOCUMENTS", TO BE CONVEYED IN EXCHANGE FOR THE BID PROPERTY CONSISTING OF APPROXIMATELY 7.0899 ACRES LOCATED IN THE RITSON MORRIS SUVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A APRT OF LOTS 12, 13, 14, AND 15 OF RUGGLES SUBDIVISION AS RECORDED IN VOLUME 5 AT PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS ("PACIFIC PROPERTY"), AS MORE PARTICULARLY DESCRIBED IN THE CONVEYANCE DOCUMENTS; DETERMINING COMPLIANCE WITH APPLICABLE BIDDING PROCEDURE; DETERMINING THE PUBLIC NECESSITY AND JUST COMPENSATION FOR THE PROPERTY EXCHANGE; AUTHORIZING THE ACCEPTANCE OF THE PACIFIC PROPERTY IN EXCHANGE FOR THE CITY PROPERTY, EXECUTION OF THE CONVEYANCE DOCUMENTS, INCLUDING RELATED EASEMENTS, LEASE AND CLOSING DOCUMENTS IN THE FORM ATTACHED HERETO IN BEHALF OF THE CITY; AUTHORIZING THE CITY

**MANAGER TO TAKE ALL STEPS NECESSARY TO COMPLETE THE
SUBJECT LAND EXCHANGE, INCLUDING PAYMENT FOR ASSOCIATED
DUE DILIGENCE AND CLOSING COSTS IN COMPLIANCE WITH ALL
APPLICABLE LAWS AND REGULATIONS; AND FINDING AND
DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS
PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW**

Steve Weathered, City Attorney, opened the floor for questions by Council and stated that one issue of concern was having an appropriate trigger before the City would be required to relocate the water lines. A signed grocer lease provided by Pacific Ridge was discussed as that trigger. Pacific Ridge would make the request for the water lines relocation, and City would act within 15 days of request, with relocation completed in at least 120 days from the time Council approves the relocation. Council also requests that a force majeure clause be added to the agreement which would cover weather related delays. Mr. Reed Wilson, attorney for Pacific Ridge, stated the grocery lease trigger, timeline of 120 days to complete relocation of the water lines, and an added force majeure clause would be ok. He stated that the entire grocer lease would not be provided, due to proprietary provisions, but enough documentation would be submitted to verify the validity of the lease.

The minimum 50,000 square feet requirement for a grocer was discussed, with Council reiterating that certain entities that would fit into the 50,000 square foot minimum are not desired. The Mayor stated that the idea is to bring Randalls, HEB, or Kroger to Seabrook. Mr. Wilson explained that Pacific Ridge wants what the City wants, which is a successful project.

Motion was made by Councilmember Miller and seconded by Councilmember Giangrosso

To approve Resolution 2015-31, with the agreed upon amendments regarding water line relocation trigger of a confirmed grocer lease; water line relocation timeline of at least 120 days for completion of relocation; the addition of a force majeure clause; and the deletion of minimum square footage for the size of the grocer.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:29p.m.

Approved this 17th day of November 2015.

Glenn R. Royal, Mayor

Robin Hicks, TRMC
City Secretary

ORDINANCE NO. 2015-20
AMENDMENT TO THE OFFICIAL ZONING MAP
TO REZONE 6.322 ACRES OF TRACT 31, ABSTRACT 52, RITSON MORRIS
SURVEY, HARRIS, COUNTY, TEXAS, LOCATED EAST OF
OLD HIGHWAY 146 AND IMMEDIATELY NORTH OF RED BLUFF ROAD
FROM C-2 TO R-2

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 TRACT 31, BEING AN 6.322 ACRES TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT 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, Stonemarc One, LLC, De Four Trace Seabrook, Texas, as owners, applied for a zoning change for a 6.322 acres tract of land located east of Old Highway 146, and immediately north of Red Bluff Road, identified as Tract 31, 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 September 17, 2015, and has made its final report;

Ordinance No. 2015-20

Page 2

47
48
49
50 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE**
51 **CITY OF SEABROOK, STATE OF TEXAS:**
52

53 **SECTION 1. FINDINGS.**
54

55 The facts and matters set forth in the preamble of this Ordinance are hereby found
56 to be true and correct.
57

58 **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO**
59 **THE OFFICIAL ZONING MAP.**
60

61 The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning",
62 Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by
63 rezoning 6.322 acres of land identified as of Tract 31, situated in Abstract 52 of the
64 Ritson Morris Survey, Seabrook, Harris County, Texas, located east of Old Highway 146,
65 and immediately north of Red Bluff Road, (more specifically described in the attached
66 Exhibit "A"), from C-2 Commercial-Medium District to R-2 Residential-Single Family
67 Detached Small Lot District.
68

69 The property to be rezoned is shown on the survey, identified as Exhibit A and the
70 metes and bounds description, identified as Exhibit B, both of which said Exhibits which
71 are incorporated herein by reference.
72

73 Upon passage of this Ordinance, the official zoning map of the City of Seabrook
74 shall be amended to reflect this change.
75

76 **SECTION 3. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**
77

78 This ordinance is hereby incorporated and made a part of the Seabrook City Code.
79 Violation of this Ordinance is subject to the penalty section of said Code including,
80 Section 11.06, "Criminal Enforcement" which provides that any person who shall violate
81 any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon
82 conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation
83 shall constitute a separate offense.
84

85 **SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**
86

87 All ordinances or parts of ordinances in conflict or inconsistent with this
88 Ordinance are hereby expressly repealed.
89
90

Ordinance No. 2015-20

Page 3

SECTION 5. SEVERABILITY.

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

SECTION 6. NOTICE

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

PASSED AND APPROVED on first reading this 17th day of November 2015.

PASSED, APPROVED, AND ADOPTED on second and final reading this 1st day of December 2015.

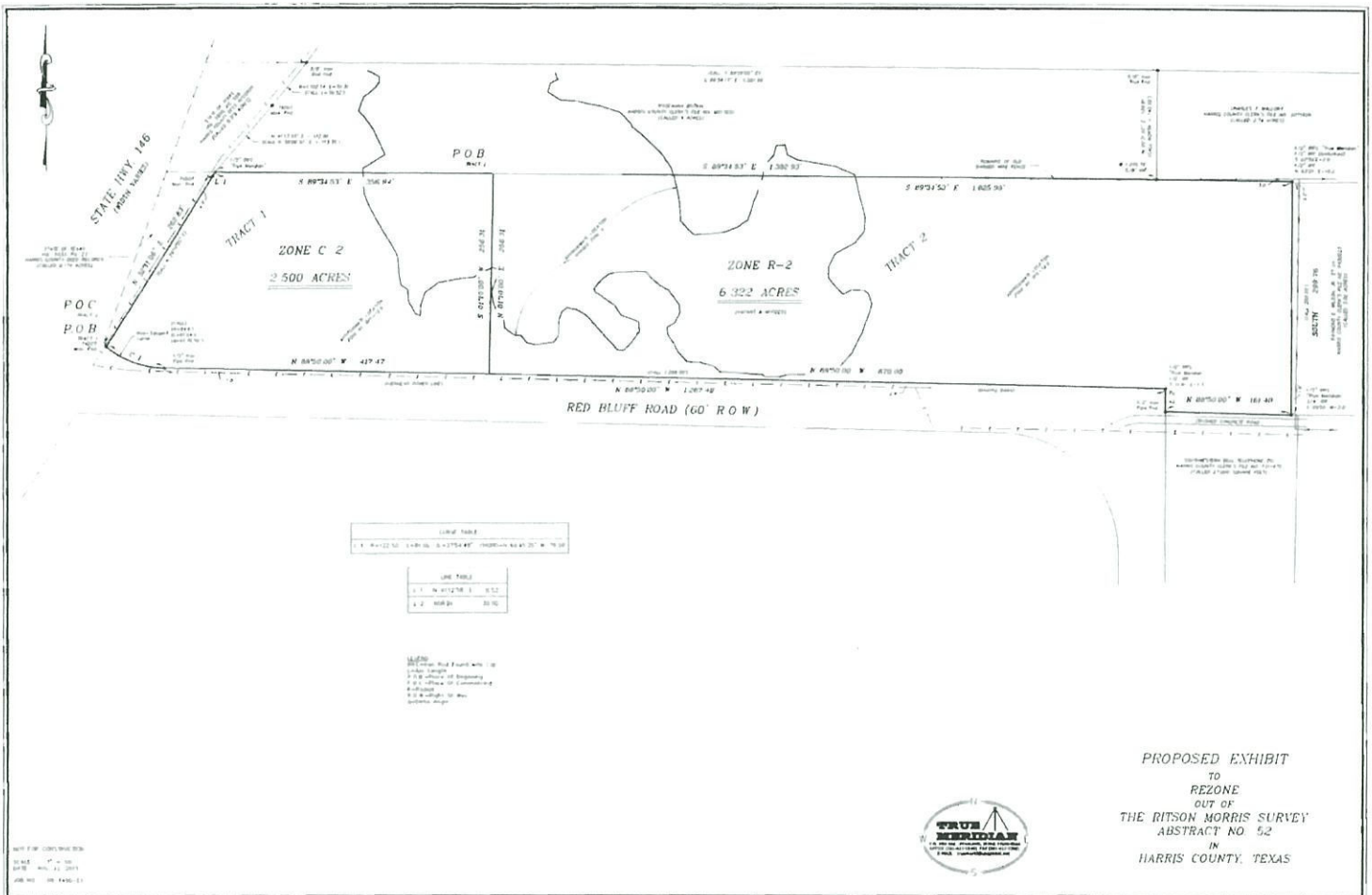
By: _____
Glenn R. Royal
Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney



TRUE MERIDIAN PLLC

P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390
Email: truemarid@sbcglobal.net

TRACT 1

FIELD NOTE DESCRIPTION OF A 2.500 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A PORTION OF THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'06" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.83 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 356.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 01°10'00" W, A DISTANCE OF 256.31 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE NORTH RIGHT-OF-WAY LINE OF REDBLUFF ROAD (60' R.O.W.)

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 417.47 FEET TO A FOUND 1/2 INCH IRON PIPE MARKING THE BEGINNING OF A CURVE;

THENCE IN A NORTHWESTERLY DIRECTION WITH A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 81.06 FEET, A DELTA ANGLE OF 37°54'48", A CHORD BEARING AND DISTANCE OF N 69°45'25" W - 79.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.500 ACRES OF LAND, MORE OR LESS.


Todd J. Slaton, RPLS No. 5082
August 12, 2015



TRUE MERIDIAN PLLC

P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390
Email: truemarid@sbcglobal.net

TRACT 2

FIELD NOTE DESCRIPTION OF A 6.322 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A PORTION OF THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'06" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.83 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 356.94 FEET TO THE PLACE OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89°34'53" E, CONTINUING ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND, A DISTANCE OF 1,025.99 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD (DISTURBED) S 02°34' E - 2.0 FEET AND A FOUND 1/2 INCH IRON PIPE N 63°21' E - 10.2 FEET;

THENCE SOUTH A DISTANCE OF 299.76 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 3/4 INCH IRON ROD S 09°55' W - 2.0 FEET;

THENCE N 88°50'00" W, A DISTANCE OF 161.40 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD;

THENCE NORTH, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TRUE MERIDIAN" FOR CORNER, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD S 11°41' E - 1.3 FEET;

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 870.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°10'00" E, A DISTANCE OF 256.31 FEET THE PLACE OF BEGINNING AND CONTAINING 6.322 ACRES OF LAND, MORE OR LESS.



Todd J. Slaton, RPLS No. 5082

August 12, 2015



Planning & Zoning Commission OFFICIAL REPORT

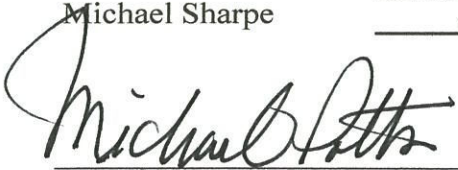
The Planning and Zoning Commission of the City of Seabrook met on September 17, 2015 to hold a meeting to consider:

Request to change the zoning classification of land from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot). Being the east 6.322 acres of Tract 31 situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Old Highway 146 and immediately north of Red Bluff Road.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on September 17, 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.**

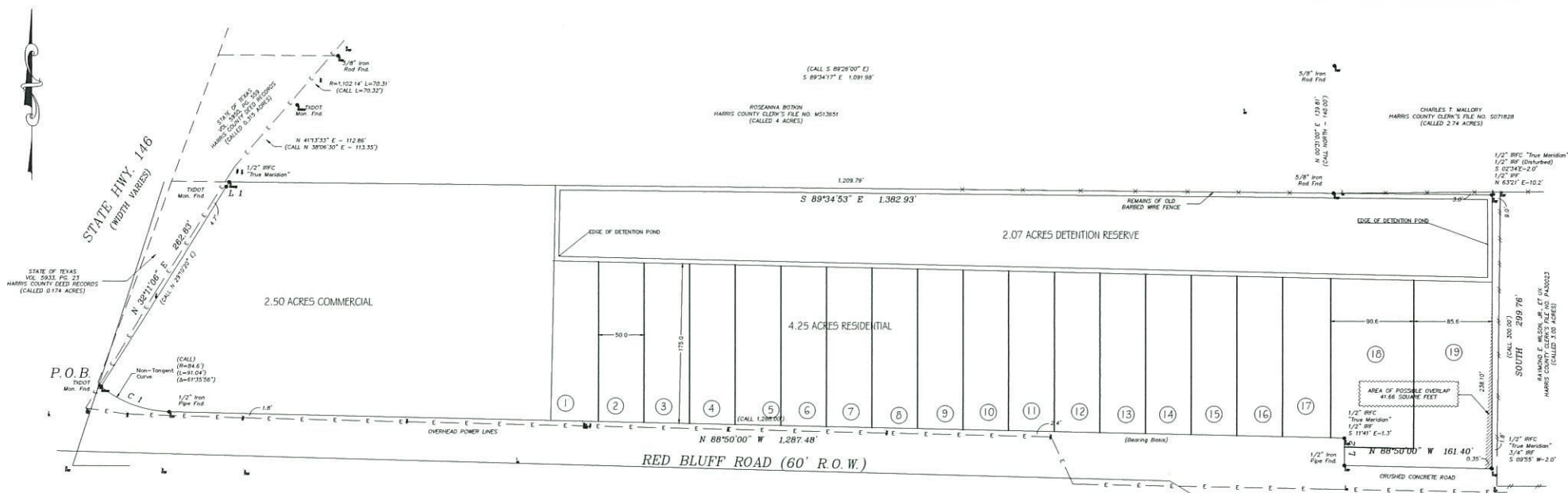
<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Rosebud Caradec	<u>X</u>				<u>RJC</u>
Laura Davis	<u>X</u>				<u>LDD</u>
Mike DeHart		<u>X</u>			<u>MDH</u>
Buddy Hammann	<u>X</u>				<u>BH</u>
Dodie Miller	<u>X</u>				<u>DM</u>
Michael Potts		<u>X</u>			<u>MP</u>
Michael Sharpe	<u>X</u>				<u>MS</u>


Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:

Alesia L. Hammock
Secretary





FIELD NOTE DESCRIPTION OF A 8.822 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. C971229 AND W994713, SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'30" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.78 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND PASSING AT 1,209.79 FEET A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID 4.00 ACRE TRACT OF LAND, CONTINUING IN ALL A TOTAL DISTANCE OF 1,382.93 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD (DISTURBED) S 02°34' E - 2.0 FEET AND A FOUND 1/2 INCH IRON PIPE N 63°21' E - 10.2 FEET;

THENCE SOUTH A DISTANCE OF 299.76 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 3/4 INCH IRON ROD S 09°55' W - 2.0 FEET;

THENCE N 88°50'00" W, A DISTANCE OF 161.39 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD;

THENCE NORTH, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TRUE MERIDIAN" FOR CORNER, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD S 11°41' E - 1.3 FEET;

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 1,287.48 FEET TO A FOUND 1/2 INCH IRON PIPE MARKING THE BEGINNING OF A CURVE;

THENCE IN A NORTHWESTERLY DIRECTION WITH A NONTANGENT CURVE THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 81.06 FEET, A DELTA ANGLE OF 37°54'48", A CHORD BEARING AND DISTANCE OF N 69°45'25" W - 79.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.822 ACRES OF LAND, MORE OR LESS.

NOTES

1. Property subject to easements and terms, conditions and stipulations as set forth in instruments recorded under Harris County Clerk's File Nos. K-534309, K-534310, K-534311, K-534312, K-534313, K-534314, K-534315, K-534317, K-534318, K-534319, K-534320, K-534321, K-534322, K-534323, K-534324, K-534325, K-534326, K-534327, K-534328, K-534329, K-534330, K-534331, K-534332, K-534333, K-534334, K-534335, K-534336, K-534337, K-534338, K-534339, K-534340, K-545092, K-545093, K-545094, K-545095, K-545096, K-545097, K-545098, K-559860, K-59861, K-559862, K-559863, K-624342, M-917398 and M-917399.
2. Property subject to the Zoning Ordinances or proposed ordinances enforced in the City of Seabrook, Texas.

CURVE TABLE			
C 1	R=122.50'	L=81.06'	Δ=37°54'48" CHORD=N 69°45'25" W=79.58'

LINE TABLE		
L 1	N 41°12'58" E	0.52'
L 2	NORTH	30.00'

LEGEND:
BWC=Iron Rod Found with Cap
L=Arc Length
R=Radius
R.O.W.=Right Of Way
Δ=Delta Angle

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485007, 1085 L, MAP REVISED JUNE 18, 2007, THIS PROPERTY LIES IN SHADDED ZONE X AND FLOOD ZONE AE, BFE = 12.0 FEET

NOT FOR CONSTRUCTION
SCALE: 1" = 50'
DATE
SURVEYED JULY 3, 2015
JOB NO. 08-1490-A

TO: STEWART TITLE, EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plot shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992, the size, location and type of encroachments are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or perturbations except as shown. All encroachments shown are per the reference plot unless noted otherwise. This plot was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown in red and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

By: Todd J. Slaton, Registered Professional Land Surveyor No. 5082 Date: _____
PURCHASER: Stewarmarc One LLC
STEWART TITLE
G.F. NO. 15000330495



STANDARD LAND SURVEY
OF
8.822 ACRES
OUT OF
THE RITSON MORRIS SURVEY
ABSTRACT NO. 52
IN
HARRIS COUNTY, TEXAS

**PUBLIC HEARING NOTICE
SEABROOK PLANNING & ZONING COMMISSION
THURSDAY, SEPTEMBER 17, 2015 – 7:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **THURSDAY, SEPTEMBER 17, 2015** AT 7:00 P.M. IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, COUNCIL CHAMBERS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COMMISSION. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5600 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Request to change the zoning classification of land described below from the current classification of C-2 (Commercial Medium) to R-2 (Residential – Single Family Detached Small Lot).**

Owner: Stonemarc One, LLC, De Four Trace Seabrook, Texas 77586

Legal Description: Being the east 6.322 acres of Tract 31 situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Old Highway 146 and immediately north of Red Bluff Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, August 27, 2015 and that it will remain posted until after completion of the hearing.

Alesia Hammock
Planning & Zoning Commission Secretary

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

AMENDMENT OF UTILITY EASEMENT

WHEREAS, Pacific Ridge Development Company, LLC, a California limited liability company (“**Pacific Ridge**”) is the owner of real property located in the City of Seabrook, Texas, containing 12.1341 acres in the Ritson Morris Survey, Abstract 55, (the “**Property**”), as more particularly described by metes and bounds description contained in Exhibit “A”, attached hereto and incorporated herein by reference for all purposes;

WHEREAS, Water Line and Sewer Line Easement is recorded in Harris County Clerk’s File no. D953769 and D101520 dedicates an 18 foot water line and sewer line easement on the Property (the “**Easement**”) to the City of Seabrook, a municipal corporation in the State of Texas (the “**City**”) over the easement area described therein (“**Easement Area**”);

WHEREAS, the Easement currently contains two (2) waterlines and no sewer lines (the “**Existing Utilities**”);

WHEREAS, Pacific Ridge has acquired adjacent real property located in the City of Seabrook, Texas containing approximately 3.419 acres (the “**Adjacent Property**”) as more particularly described by metes and bounds on the attached Exhibit “B”;

WHEREAS, the Property and Adjacent Property shall be redeveloped with a retail shopping center;

WHEREAS, the Easement Area is to be reduced to 10 ~~feet~~feet; and

WHEREAS, Pacific Ridge and the City desire to amend the Easement.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Pacific Ridge and the City agree as follows:

AGREEMENT:

1. The Easement Area is amended by adding to the area description the descriptions on the attached Exhibit “C-1” and Exhibit “C-2”.
2. As part of the redevelopment of the Property and within twenty-seven (27) months of the execution of this amendment (“Initial Relocation Period”), Pacific Ridge may ~~direct~~provide written notice (the “Notice”) to the City at the City Hall directing the City to relocate the Existing Utilities to a location proposed by Pacific Ridge (the “Relocation Area”) in the vicinity of the new Easement Area and subject to approval

by the City, which approval of the Relocation Area will not be unreasonably withheld or delayed, at the City's sole cost and expense, ~~such relocation to be accomplished within ninety (90) days of the date of notice.~~ Pacific Ridge shall provide the City a survey with metes and bounds of the relocated Easement Area. ~~Subject to the required City approval, promptly thereafter, the City and Pacific Ridge will execute a second amendment to this Easement defining the metes and bounds of the relocated Easement Area.~~

A condition precedent to the direction to relocate the Existing Utilities is the execution by Pacific Ridge of either a lease (ground, build-to-suit or other lease) with or a deed to a grocer for a portion of the Property ("Grocer Conveyance"). Pacific Ridge shall provide the City a certification that the Grocer Conveyance has been executed and copies of either (i) the first and last pages of the grocer lease showing the name of the grocer and the signatures, or (ii) the recorded deed to the grocer. Upon request by City, Pacific Ridge shall provide the City verbal status reports regarding the timing of any negotiations with grocers (including whether a non-binding letter of intent has been executed and the estimated timing for execution of the anticipated Grocer Conveyance), but without any obligation to provide names or financial details.

Pacific Ridge shall provide the City a survey with metes and bounds of the relocated Easement Area. The City shall provide a written response (the "Response") to the Notice within fifteen (15) days of receipt of the Notice. If the City does not provide the Response within the fifteen (15) day period, then the City is deemed to approve the Relocation Area proposed in the Notice effective the date the fifteen (15) day period expires. If the City approved the Relocation Area, the approval shall be effective the date of the communication of approval to Pacific Ridge. If the City rejects the proposed Relocation Area, then the parties shall promptly meet in City Hall and endeavor through good faith negotiations with legal counsel present to agree on the Relocation Area within the fifteen (15) day period after Pacific Ridge's receipt of the Response.

Upon approval of the Relocation Area, the relocation shall be accomplished within one hundred twenty (120) days thereafter, subject to force majeure. If the City believes an event of force majeure has occurred, it shall provide written notice identifying such event and its delay, within three (3) business days of the occurrence thereof, or such event may not be asserted as a force majeure event to extend the deadline for relocation. Subject to the required City approval of the Relocation Area, promptly thereafter, the City and Pacific Ridge will execute a second amendment to this Easement defining the Relocation Area.

3. Pacific Ridge may require relocation of the Easement Area in the future, with the prior written consent of the City, which consent will not be unreasonably withheld or delayed, at Pacific Ridge's ~~expense's expense,~~ it being understood that such relocation shall not cause disruption in providing city water service.

4. Pacific Ridge retains the right to use all or part of the Easement Area, as expanded or relocated from time to time in conjunction with the City as long as such use does not unreasonably interfere with the City's use, including but not limited to driveways, landscaping, irrigation, parking, hardscaping, signage and granting other easements.
5. Except as amended hereby, all terms and provisions of the Easement shall remain in full force and effect. In the event of a conflict between the terms of the Easement and this amendment, this amendment shall control.

Executed in duplicate originals ~~this~~effective the 15th day of ~~September~~November, 2015.

**PACIFIC RIDGE DEVELOPMENT
COMPANY, LLC,
a California limited liability company**

By: _____

Name: _____

John Boswell

Title: _____

Manager

Address: _____

211 E. Carillo Street #204

Santa Barbara, California

93101

STATE OF ~~TEXAS~~CALIFORNIA §

§

COUNTY OF ~~HARRIS~~SANTA BARBARA §

~~The foregoing instrument was acknowledged before me this ____ day of September, 2015 by~~ On November, 2015, before me,

personally appeared John Boswell, the Manager of Pacific Ridge Development Company, LLC, a California limited liability company, ~~on behalf of such company who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public – State of

~~Texas~~California

**CITY OF SEABROOK,
a municipal corporation:**

By: ~~___Name:___~~

Name: Glenn Royal

Title: _____

Mayor

Address: 1700 First Street
Seabrook, Texas 77586

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

The foregoing instrument was acknowledged before me this ____ day of
~~September~~November, 2015 by _____ Glenn Royal, the
_____, Mayor of the City of Seabrook, a municipal corporation in the
State of Texas, on behalf of said municipal corporation.

Notary Public – State of

Texas

APPROVED AS TO FORM:

~~CITY ATTORNEY~~

Steve Weathered, City Attorney

AFTER RECORDING, RETURN TO:

Wilson, Cribbs + Goren
2500 Fannin
Houston, Texas 77002
Attn: Katy Sermas
File no. 8435-2

EXHIBIT
“A”

LEGAL DESCRIPTION OF PROPERTY

Legal Description of 12.1341 Acre Tract

A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas. This 12.1341 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998758. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southern Pacific Railroad (also known as the T. & N. O. Railroad; 100 feet wide right-of-way) for the Southeast corner of said Lot 18, the Northeast corner of that certain 2.245 acres conveyed by Albert S. Farquhar, et ux, to Houston Lighting & Power Company by Deed dated October 23, 1962 and recorded under County Clerk's File No. B589710 of the Deed Records of Harris County, Texas and the Northeast corner of Lot 9 of the Savings & Loan Company Subdivision as recorded in Volume 3 at Page 71 of the Map Records of Harris County, Texas. Said point being the Southeast corner of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Harris County, Texas and the Southeast corner of that certain 3.4196 acres surveyed this date and has a State Plane Coordinate Value of Y=13,779,255.94 and X=3,230,501.19.

THENCE: South 86°53'32" West along the South line of said 3.4196 acre tract, the South line of said Lots 18 and 17, the South line of said 1.716 acres, the South line of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas, the South line of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas, the North line of said 2.245 acres, the North line of said Lot 9 and the North line of that certain called 9.00 acres conveyed by Texas Eastern Transmission Corporation to Texas Eastern Products Pipeline Company by Deed dated March 24, 1988 and recorded under County Clerk's File No. M537657 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 513.02 feet to a 5/8 inch iron rod found for the Southwest corner of said

3.4196 acres, the Southwest corner of said 1.000 acre, the Southernmost Southeast corner of said 40.92 acres and the Southernmost Southeast corner and POINT OF BEGINNING of this tract. Said point has a State Plane Coordinate Value of Y=13,746,228.13 and X=3,229,988.98; from which a 3/4 inch iron rod (found) bears South 85°11'14" East 1.74 feet.

THENCE: Continue South 86°53'32" West along the Southernmost South line of this tract, the South line of said Lots 17, 16 and 15, the Southernmost South line of said 40.92 acres, the North line of said Lot 9, the North line of said called 9.00 acres, the North line of Lot 8 of said Savings & Loan Company Subdivision, the North line of that certain 6.6960 acres (Tract II) conveyed by JSK 2000 Family Partnership, Ltd., to Repsdorph Road, L.P. by Deed dated June 23, 2006 and recorded under County Clerk's File No. Z410139 of the Official Public Records of Real Property of Harris County, Texas and the North line of that certain 4.4742 acres conveyed by JSK 2000 Family Partnership, Ltd., to City of Seabrook, Texas by Deed dated March 2, 2006 and recorded under County Clerk's File No. Z173390 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 689.30 feet to a 1/2 inch iron rod, with cap (BHA), set for the Southwest corner of this tract and the Southeast corner of that certain 1.0499 acres (Lakeside Drive Extension - 80 feet wide) described in Dedication Agreement between City of Seabrook, Texas and Seabrook Venture II dated October 21, 2010 and recorded under County Clerk's File No. 20100467859 of the Official Public Records of Real Property of Harris County, Texas. Said point being in a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 2040.00, a central angle of 01°21'44" and a chord bearing and distance of North 05°29'45" West 48.50 feet, for an arc length of 48.50 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve and the BEGINNING POINT of another curve to the right, concave Easterly.

THENCE: Along and around said curve to the right, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 560.00 feet, a central angle of 12°56'48" and a chord bearing and distance of North 00°17'47" East 126.27 feet, for an arc length of 126.54 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve.

THENCE: North 06°46'11" East along the West line of this tract and the East line of said 1.0499 acres for a distance of 103.73 feet to a 1/2 inch iron rod, with cap (BHA), set for the BEGINNING POINT of a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 640.00 feet, a central angle of $09^{\circ}56'11''$ and a chord bearing and distance of North $01^{\circ}48'05''$ East 110.85 feet, for an arc length of 110.99 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve.

THENCE: North $03^{\circ}10'00''$ West along the West line of this tract and the East line of said 1.0499 acres for a distance of 85.70 feet to a 1/2 inch iron rod, with cap (BHA), set for the BEGINNING POINT of a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 565.46 feet, a central angle of $09^{\circ}45'15''$ and a chord bearing and distance of North $07^{\circ}33'13''$ West 96.15 feet, for an arc length of 96.27 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve and the Northeast corner of said 1.0499 acres. Said point being the Southeast corner of Lakeside Drive (80 feet wide right-of-way) as shown on Amending Plat of Oak Ridge Meadows, Section 1, Final Plat recorded under County Clerk's File No. Z500646 of the Map Records of Harris County, Texas. Said point being the BEGINNING POINT of another curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said Lakeside Drive, said curve having a radius of 640.00 feet, a central angle of $20^{\circ}26'56''$ and a chord bearing and distance of North $22^{\circ}07'00''$ West 227.21 feet, for an arc length of 228.42 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northwest corner of this tract and the Southwest corner of Restricted Reserve "C" of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat.

THENCE: North $88^{\circ}01'49''$ East along the Westernmost North line of this tract and the Westernmost South line of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat, and at 11.47 feet pass a 5/8 inch iron rod for the Southeast corner of said Restricted Reserve "C" and the Southernmost Southwest corner of Lot 7 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat; at 548.52 feet pass a 5/8 inch iron rod found for the Southeast corner of Oak Meadow Drive (50 feet wide right-of-way) and the Southwest corner of Lot 28 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat; in all, a total distance of 688.90 feet to a 5/8 inch iron rod found in the West line of Lot 26 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat, for the Northernmost Northeast corner of this tract and the Southeast corner of Lot 27 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat.

THENCE: South $02^{\circ}10'54''$ East along the Northernmost East line of this tract and the West line of said Lot 26 for a distance of 69.07 feet to a 5/8 inch iron rod found in an interior line of said 40.92 acres, the North line of that certain 3.9818 acres surveyed this date and the North line of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W.

Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of the Deed Records of Harris County, Texas, for the Southwest corner of said Lot 26 and an exterior corner of this tract.

THENCE: South 86°51'37" West along an interior line of this tract, an interior line of said 40.92 acres, the North line of said 3.982 acres and the North line of said 3.9818 acres for a distance of 11.24 feet to a 1/2 inch iron rod, with cap (BHA), set for an interior corner of this tract, an interior corner of said 40.92 acres, the Northwest corner of said 3.982 acres and the Northwest corner of said 3.9818 acres.

THENCE: South 03°03'31" East along the an interior line of this tract, an interior line of said 40.92 acres, the West line of said 3.982 acres and the West line of said 3.9818 acres for a distance of 340.64 feet to a 1/2 inch iron pipe found for an interior corner of this tract, an interior corner of said 40.92 acres, the Southwest corner of said 3.982 acres and the Southwest corner of said 3.9818 acres. Said point has a State Plane Coordinate Value of Y=13,779,584.33 and X=3,229,907.59.

THENCE: North 86°54'13" East along the Easternmost North line of this tract, an interior line of said 40.92 acres, the South line of said 3.982 acres, the South line of said 3.9818 acres, the North line of that certain 0.197 of an acre (road easement) conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1968 and recorded under County Clerk's File No. C828389 of the Deed Records of Harris County, Texas, the North line of that certain 0.656 of an acre (60 feet wide road easement) conveyed by Friendswood Development Company to Charter Financial Group, Inc., Trustee, by Deed dated November 12, 1974 and recorded under County Clerk's File No. E318543 of the Deed Records of Harris County, Texas and the North line of that certain 0.453 of an acre Right-of-Way and Easement conveyed by Red Bluff Development Company to City of Seabrook by Instrument dated August 8, 1966 and recorded under County Clerk's File No. C352399 of the Deed Records of Harris County, Texas for a distance of 530.24 feet to a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southernmost Pacific Railroad (also known as the T. & N. O. Railroad - 100 feet wide right-of-way) and the East line of said Lot 18 for the Easternmost Northeast corner of this tract, an exterior corner of said 40.92 acres, the Northeast corner of said 0.453 of an acre, the Northeast corner of said 0.656 of an acre, the Southeast corner of said 3.982 acres and the Southeast corner of said 3.9818 acres; from which a 5/8 inch iron rod (found) bears South 10°11'43" West 0.35 feet.

THENCE: South 10°11'38" East along the Easternmost East line of this tract, an exterior East line of said 40.92 acres, the East line of said Lot 18 and the West right-of-way line of said Railroad for a distance of 60.33 feet to a 5/8 inch iron rod found for the Easternmost Southeast corner of this tract, an exterior Southeast corner of said 40.92 acres, the Southeast corner of said 0.453 of an acre, the Southeast corner of said 0.656 of an acre, the Northeast corner of said 3.4196 acres surveyed this date and the Northeast corner of said 1.716 acres.

THENCE: South $86^{\circ}54'13''$ West along the Easternmost South line of this tract, an exterior South line of said 40.92 acres, the North line of said 3.4196 acres, the South line of said 0.453 of an acre, the South line of said 0.656 of an acre, the South line of said 0.197 of an acre, the North line of said 0.6887 of an acre and the North line of said 1.000 acre tract of land, for a distance of 479.38 feet to a $\frac{5}{8}$ inch iron rod found for an interior corner of this tract, an interior corner of said 40.92 acres, the Northwest corner of said 3.4196 acres, the Northwest corner of said 1.000 acres, the Southwest corner of said 0.197 of an acre and the Southwest corner of said 0.656 of an acre. Said point has a State Plane Coordinate Value of $Y=13,779,527.66$ and $X=3,229,968.99$.

THENCE: South $03^{\circ}48'28''$ East along the Southernmost East line of this tract, the Southernmost East line of said 40.92 acres, the West line of said 3.4196 acres and the West line of said 1.000 acres for a distance of 300.27 feet to the PLACE OF BEGINNING and containing within these boundaries 12.1341 acres or 528,562.77 square feet of land.

EXHIBIT "B"
LEGAL DESCRIPTION OF ADJACENT PROPERTY

A 3.4196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Harris County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas. This 3.4196 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998758. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southern Pacific Railroad (also known as the T. & N. O. Railroad; 100 feet wide right-of-way) for the Southeast corner of said Lot 18, the Northeast corner of that certain 2.245 acres conveyed by Albert S. Farquhar, et ux, to Houston Lighting & Power Company by Deed dated October 23, 1962 and recorded under County Clerk's File No. B589710 of the Deed Records of Harris County, Texas and the Northeast corner of Lot 9 of the Savings & Loan Company Subdivision as recorded in Volume 3 at Page 71 of the Map Records of Harris County, Texas. Said point being the Southeast corner and POINT OF BEGINNING of this tract and has a State Plane Coordinate Value of Y=13,779,255.94 and X=3,230,501.19.

THENCE: South 86°53'32" West along the South line of this tract, the South line of said Lots 18 and 17, the South line of said 1.716 acres, the South line of said 0.6887 of an acre, the South line of said 1.000 acre, the North line of said 2.245 acres, the North line of said Lot 9 and the North line of that certain called 9.00 acres conveyed by Texas Eastern Transmission Corporation to Texas Eastern Products Pipeline Company by Deed dated March 24, 1988 and recorded under County Clerk's File No. M537657 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 513.02 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, the Southwest corner of said 1.000 acre, the Southernmost Southeast corner of that certain 12.1341 acres surveyed this date and the Southernmost Southeast corner of that certain 40.92 acres conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by
PAGE 2 - 3.4196 ACRES, TRACT 2.

Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas. Said point has a State Plane Coordinate Value of Y=13,746,228.13 and X=3,229,988.98; from which a 3/4 inch iron rod (found) bears South 85°11'14" East 1.74 feet.

THENCE: North 03°48'28" West along the West line of this tract, the West line of said 1.000 acres, the Southernmost East line of said 12.1341 acres and the Southernmost East line of said 40.92 acres for a distance of 300.27 feet to a 5/8 inch iron rod found for the Northwest corner of this tract, the Northwest corner of said 1.000 acres, an interior corner of said 12.1341 acres, an interior corner of said 40.92 acres, the Southwest corner of that 0.656 of an acre (60 feet wide road easement) conveyed by Friendswood Development Company to Charter Financial Group, Inc., Trustee, by Deed dated November 12, 1974 and recorded under County Clerk's File No. E318543 of the Deed Records of Harris County, Texas and the Southwest corner of that certain 0.197 of an acre (road easement) conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1968 and recorded under County Clerk's File No. C828389 of the Deed Records of Harris County, Texas. Said point has a State Plane Coordinate Value of Y=13,779,527.66 and X=3,229,968.99.

THENCE: North 86°54'13" East along the North line of this tract, the North line of said 1.000 acres, the North line of said 0.6887 of an acre, the North line of said 1.716 acres, the South line of said 0.197 of an acre, the South line of said 0.656 of an acre, the South line of that certain 0.453 of an acre Right-of-Way and Easement conveyed by Red Bluff Development Company to City of Seabrook by Instrument dated August 8, 1966 and recorded under County Clerk's File No. C352399 of the Deed Records of Harris County, Texas, the Easternmost South line of said 12.1341 acres and the Easternmost South line of said 40.92 acres for a distance of 479.38 feet to a 5/8 inch iron rod found in the East line of said Lot 18 and the West right-of-way line of said Railroad for the Northeast corner of this tract, the Northeast corner of said 1.716 acres, the Southeast corner of said 0.453 of an acre, the Southeast corner of said 0.656 of an acre, the Easternmost Southeast corner of said 40.62 acres and the Easternmost Southeast corner of said 12.1341 acres.

THENCE: South 10°11'39" East along the East line of this tract, the East line of said Lot 18, the East line of said 1.716 acres and the West right-of-way line of said Railroad for a distance of 302.46 feet to the PLACE OF BEGINNING and containing within these boundaries 3.4196 acres of 148,958.78 square feet of land.

Document comparison by Workshare Compare on Wednesday, November 11, 2015 4:28:26 PM

Input:	
Document 1 ID	file://G:\Clients\8435\002\Closing Documents\Final Documents\Amendment to Easementv2 (9-29-15).docx
Description	Amendment to Easementv2 (9-29-15)
Document 2 ID	file://G:\Clients\8435\002\Closing Documents\Amendment to Waterline Easement FINAL 11-11-15.docx
Description	Amendment to Waterline Easement FINAL 11-11-15
Rendering set	Standard

Legend:	
<u>Insertion</u>	
Deletion	
Moved from	
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Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	44
Deletions	21
Moved from	4
Moved to	4
Style change	0
Format changed	0
Total changes	73

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

AMENDMENT OF UTILITY EASEMENT

WHEREAS, Pacific Ridge Development Company, LLC, a California limited liability company ("**Pacific Ridge**") is the owner of real property located in the City of Seabrook, Texas, containing 12.1341 acres in the Ritson Morris Survey, Abstract 55, (the "**Property**"), as more particularly described by metes and bounds description contained in Exhibit "A", attached hereto and incorporated herein by reference for all purposes;

WHEREAS, Water Line and Sewer Line Easement is recorded in Harris County Clerk's File no. D953769 and D101520 dedicates an 18 foot water line and sewer line easement on the Property (the "**Easement**") to the City of Seabrook, a municipal corporation in the State of Texas (the "**City**") over the easement area described therein ("**Easement Area**");

WHEREAS, the Easement currently contains two (2) waterlines and no sewer lines (the "**Existing Utilities**");

WHEREAS, Pacific Ridge has acquired adjacent real property located in the City of Seabrook, Texas containing approximately 3.419 acres (the "**Adjacent Property**") as more particularly described by metes and bounds on the attached Exhibit "B";

WHEREAS, the Property and Adjacent Property shall be redeveloped with a retail shopping center;

WHEREAS, the Easement Area is to be reduced to 10 feet; and

WHEREAS, Pacific Ridge and the City desire to amend the Easement.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Pacific Ridge and the City agree as follows:

AGREEMENT:

1. The Easement Area is amended by adding to the area description the descriptions on the attached Exhibit "C-1" and Exhibit "C-2".
2. As part of the redevelopment of the Property and within twenty-seven (27) months of the execution of this amendment ("**Initial Relocation Period**"), Pacific Ridge may provide written notice (the "**Notice**") to the City at the City Hall directing the City to relocate the Existing Utilities to a location proposed by Pacific Ridge (the "**Relocation Area**") in the vicinity of the new Easement Area and subject to approval by the City,

which approval of the Relocation Area will not be unreasonably withheld or delayed, at the City's sole cost and expense.

A condition precedent to the direction to relocate the Existing Utilities is the execution by Pacific Ridge of either a lease (ground, build-to-suit or other lease) with or a deed to a grocer for a portion of the Property ("**Grocer Conveyance**"). Pacific Ridge shall provide the City a certification that the Grocer Conveyance has been executed and copies of either (i) the first and last pages of the grocer lease showing the name of the grocer and the signatures, or (ii) the recorded deed to the grocer. Upon request by City, Pacific Ridge shall provide the City verbal status reports regarding the timing of any negotiations with grocers (including whether a non-binding letter of intent has been executed and the estimated timing for execution of the anticipated Grocer Conveyance), but without any obligation to provide names or financial details.

Pacific Ridge shall provide the City a survey with metes and bounds of the relocated Easement Area. The City shall provide a written response (the "**Response**") to the Notice within fifteen (15) days of receipt of the Notice. If the City does not provide the Response within the fifteen (15) day period, then the City is deemed to approve the Relocation Area proposed in the Notice effective the date the fifteen (15) day period expires. If the City approved the Relocation Area, the approval shall be effective the date of the communication of approval to Pacific Ridge. If the City rejects the proposed Relocation Area, then the parties shall promptly meet in City Hall and endeavor through good faith negotiations with legal counsel present to agree on the Relocation Area within the fifteen (15) day period after Pacific Ridge's receipt of the Response.

Upon approval of the Relocation Area, the relocation shall be accomplished within one hundred twenty (120) days thereafter, subject to force majeure. If the City believes an event of force majeure has occurred, it shall provide written notice identifying such event and its delay, within three (3) business days of the occurrence thereof, or such event may not be asserted as a force majeure event to extend the deadline for relocation. Subject to the required City approval of the Relocation Area, promptly thereafter, the City and Pacific Ridge will execute a second amendment to this Easement defining the Relocation Area.

3. Pacific Ridge may require relocation of the Easement Area in the future, with the prior written consent of the City, which consent will not be unreasonably withheld or delayed, at Pacific Ridge's expense, it being understood that such relocation shall not cause disruption in providing city water service.
4. Pacific Ridge retains the right to use all or part of the Easement Area, as expanded or relocated from time to time in conjunction with the City as long as such use does not unreasonably interfere with the City's use, including but not limited to driveways, landscaping, irrigation, parking, hardscaping, signage and granting other easements.

5. Except as amended hereby, all terms and provisions of the Easement shall remain in full force and effect. In the event of a conflict between the terms of the Easement and this amendment, this amendment shall control.

Executed in duplicate originals effective the 15th day of November, 2015.

**PACIFIC RIDGE DEVELOPMENT
COMPANY, LLC,
a California limited liability company**

By: _____
Name: John Boswell
Title: Manager
Address: 211 E. Carillo Street #204
Santa Barbara, California
93101

STATE OF CALIFORNIA §
§
COUNTY OF-SANTA BARBARA §

On November ____, 2015, before me, _____,
personally appeared John Boswell, the Manager of Pacific Ridge Development
Company, LLC, a California limited liability company-who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and
official seal.

Notary Public – State of California

**CITY OF SEABROOK,
a municipal corporation:**

By: _____
Name: Glenn Royal
Title: Mayor
Address: 1700 First Street
Seabrook, Texas 77586

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this ____ day of November, 2015 by Glenn Royal, the Mayor of the City of Seabrook, a municipal corporation in the State of Texas, on behalf of said municipal corporation.

Notary Public – State of Texas

APPROVED AS TO FORM:

Steve Weathered, City Attorney

AFTER RECORDING, RETURN TO:

Wilson, Cribbs + Goren
2500 Fannin
Houston, Texas 77002
Attn: Katy Sermas
File no. 8435-2

EXHIBIT

"A"

LEGAL DESCRIPTION OF PROPERTY

Legal Description of 12.1341 Acre Tract

A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas. This 12.1341 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998758. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southern Pacific Railroad (also known as the T. & N. O. Railroad; 100 feet wide right-of-way) for the Southeast corner of said Lot 18, the Northeast corner of that certain 2.245 acres conveyed by Albert S. Farquhar, et ux, to Houston Lighting & Power Company by Deed dated October 23, 1962 and recorded under County Clerk's File No. B589710 of the Deed Records of Harris County, Texas and the Northeast corner of Lot 9 of the Savings & Loan Company Subdivision as recorded in Volume 3 at Page 71 of the Map Records of Harris County, Texas. Said point being the Southeast corner of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Harris County, Texas and the Southeast corner of that certain 3.4196 acres surveyed this date and has a State Plane Coordinate Value of Y=13,779,255.94 and X=3,230,501.19.

THENCE: South 86°53'32" West along the South line of said 3.4196 acre tract, the South line of said Lots 18 and 17, the South line of said 1.716 acres, the South line of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas, the South line of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas, the North line of said 2.245 acres, the North line of said Lot 9 and the North line of that certain called 9.00 acres conveyed by Texas Eastern Transmission Corporation to Texas Eastern Products Pipeline Company by Deed dated March 24, 1988 and recorded under County Clerk's File No. M537657 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 513.02 feet to a 5/8 inch iron rod found for the Southwest corner of said

3.4196 acres, the Southwest corner of said 1.000 acre, the Southernmost Southeast corner of said 40.92 acres and the Southernmost Southeast corner and POINT OF BEGINNING of this tract. Said point has a State Plane Coordinate Value of Y=13,746,228.13 and X=3,229,988.98; from which a 3/4 inch iron rod (found) bears South 85°11'14" East 1.74 feet.

THENCE: Continue South 86°53'32" West along the Southernmost South line of this tract, the South line of said Lots 17, 16 and 15, the Southernmost South line of said 40.92 acres, the North line of said Lot 9, the North line of said called 9.00 acres, the North line of Lot 8 of said Savings & Loan Company Subdivision, the North line of that certain 6.6960 acres (Tract II) conveyed by JSK 2000 Family Partnership, Ltd., to Repsdorph Road, L.P. by Deed dated June 23, 2006 and recorded under County Clerk's File No. Z410139 of the Official Public Records of Real Property of Harris County, Texas and the North line of that certain 4.4742 acres conveyed by JSK 2000 Family Partnership, Ltd., to City of Seabrook, Texas by Deed dated March 2, 2006 and recorded under County Clerk's File No. Z173390 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 689.30 feet to a 1/2 inch iron rod, with cap (BHA), set for the Southwest corner of this tract and the Southeast corner of that certain 1.0499 acres (Lakeside Drive Extension - 80 feet wide) described in Dedication Agreement between City of Seabrook, Texas and Seabrook Venture II dated October 21, 2010 and recorded under County Clerk's File No. 20100467859 of the Official Public Records of Real Property of Harris County, Texas. Said point being in a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 2040.00, a central angle of 01°21'44" and a chord bearing and distance of North 05°29'45" West 48.50 feet, for an arc length of 48.50 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve and the BEGINNING POINT of another curve to the right, concave Easterly.

THENCE: Along and around said curve to the right, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 560.00 feet, a central angle of 12°56'48" and a chord bearing and distance of North 00°17'47" East 126.27 feet, for an arc length of 126.54 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve.

THENCE: North 06°46'11" East along the West line of this tract and the East line of said 1.0499 acres for a distance of 103.73 feet to a 1/2 inch iron rod, with cap (BHA), set for the BEGINNING POINT of a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 640.00 feet, a central angle of $09^{\circ}56'11''$ and a chord bearing and distance of North $01^{\circ}48'05''$ East 110.85 feet, for an arc length of 110.99 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve.

THENCE: North $03^{\circ}10'00''$ West along the West line of this tract and the East line of said 1.0499 acres for a distance of 85.70 feet to a 1/2 inch iron rod, with cap (BHA), set for the BEGINNING POINT of a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said 1.0499 acres, said curve having a radius of 565.46 feet, a central angle of $09^{\circ}45'15''$ and a chord bearing and distance of North $07^{\circ}33'13''$ West 96.15 feet, for an arc length of 96.27 feet to a 1/2 inch iron rod, with cap (BHA), set for the TERMINATION POINT of said curve and the Northeast corner of said 1.0499 acres. Said point being the Southeast corner of Lakeside Drive (80 feet wide right-of-way) as shown on Amending Plat of Oak Ridge Meadows, Section 1, Final Plat recorded under County Clerk's File No. Z500646 of the Map Records of Harris County, Texas. Said point being the BEGINNING POINT of another curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, along the West line of this tract and the East line of said Lakeside Drive, said curve having a radius of 640.00 feet, a central angle of $20^{\circ}26'56''$ and a chord bearing and distance of North $22^{\circ}07'00''$ West 227.21 feet, for an arc length of 228.42 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northwest corner of this tract and the Southwest corner of Restricted Reserve "C" of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat.

THENCE: North $88^{\circ}01'49''$ East along the Westernmost North line of this tract and the Westernmost South line of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat, and at 11.47 feet pass a 5/8 inch iron rod for the Southeast corner of said Restricted Reserve "C" and the Southernmost Southwest corner of Lot 7 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat; at 548.52 feet pass a 5/8 inch iron rod found for the Southeast corner of Oak Meadow Drive (50 feet wide right-of-way) and the Southwest corner of Lot 28 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat; in all, a total distance of 688.90 feet to a 5/8 inch iron rod found in the West line of Lot 26 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat, for the Northernmost Northeast corner of this tract and the Southeast corner of Lot 27 of said Amending Plat of Oak Ridge Meadows, Section 1, Final Plat.

THENCE: South $02^{\circ}10'54''$ East along the Northernmost East line of this tract and the West line of said Lot 26 for a distance of 69.07 feet to a 5/8 inch iron rod found in an interior line of said 40.92 acres, the North line of that certain 3.9818 acres surveyed this date and the North line of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W.

Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of the Deed Records of Harris County, Texas, for the Southwest corner of said Lot 26 and an exterior corner of this tract.

THENCE: South 86°51'37" West along an interior line of this tract, an interior line of said 40.92 acres, the North line of said 3.982 acres and the North line of said 3.9818 acres for a distance of 11.24 feet to a 1/2 inch iron rod, with cap (BHA), set for an interior corner of this tract, an interior corner of said 40.92 acres, the Northwest corner of said 3.982 acres and the Northwest corner of said 3.9818 acres.

THENCE: South 03°03'31" East along the an interior line of this tract, an interior line of said 40.92 acres, the West line of said 3.982 acres and the West line of said 3.9818 acres for a distance of 340.64 feet to a 1/2 inch iron pipe found for an interior corner of this tract, an interior corner of said 40.92 acres, the Southwest corner of said 3.982 acres and the Southwest corner of said 3.9818 acres. Said point has a State Plane Coordinate Value of Y=13,779,584.33 and X=3,229,907.59.

THENCE: North 86°54'13" East along the Easternmost North line of this tract, an interior line of said 40.92 acres, the South line of said 3.982 acres, the South line of said 3.9818 acres, the North line of that certain 0.197 of an acre (road easement) conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1968 and recorded under County Clerk's File No. C828389 of the Deed Records of Harris County, Texas, the North line of that certain 0.656 of an acre (60 feet wide road easement) conveyed by Friendswood Development Company to Charter Financial Group, Inc., Trustee, by Deed dated November 12, 1974 and recorded under County Clerk's File No. E318543 of the Deed Records of Harris County, Texas and the North line of that certain 0.453 of an acre Right-of-Way and Easement conveyed by Red Bluff Development Company to City of Seabrook by Instrument dated August 8, 1966 and recorded under County Clerk's File No. C352399 of the Deed Records of Harris County, Texas for a distance of 530.24 feet to a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southernmost Pacific Railroad (also known as the T. & N. O. Railroad - 100 feet wide right-of-way) and the East line of said Lot 18 for the Easternmost Northeast corner of this tract, an exterior corner of said 40.92 acres, the Northeast corner of said 0.453 of an acre, the Northeast corner of said 0.656 of an acre, the Southeast corner of said 3.982 acres and the Southeast corner of said 3.9818 acres; from which a 5/8 inch iron rod (found) bears South 10°11'43" West 0.35 feet.

THENCE: South 10°11'38" East along the Easternmost East line of this tract, an exterior East line of said 40.92 acres, the East line of said Lot 18 and the West right-of-way line of said Railroad for a distance of 60.33 feet to a 5/8 inch iron rod found for the Easternmost Southeast corner of this tract, an exterior Southeast corner of said 40.92 acres, the Southeast corner of said 0.453 of an acre, the Southeast corner of said 0.656 of an acre, the Northeast corner of said 3.4196 acres surveyed this date and the Northeast corner of said 1.716 acres.

THENCE: South 86°54'13" West along the Easternmost South line of this tract, an exterior South line of said 40.92 acres, the North line of said 3.4196 acres, the South line of said 0.453 of an acre, the South line of said 0.656 of an acre, the South line of said 0.197 of an acre, the North line of said 0.6887 of an acre and the North line of said 1.000 acre tract of land, for a distance of 479.38 feet to a 5/8 inch iron rod found for an interior corner of this tract, an interior corner of said 40.92 acres, the Northwest corner of said 3.4196 acres, the Northwest corner of said 1.000 acres, the Southwest corner of said 0.197 of an acre and the Southwest corner of said 0.656 of an acre. Said point has a State Plane Coordinate Value of Y=13,779,527.66 and X=3,229,968.99.

THENCE: South 03°48'28" East along the Southernmost East line of this tract, the Southernmost East line of said 40.92 acres, the West line of said 3.4196 acres and the West line of said 1.000 acres for a distance of 300.27 feet to the PLACE OF BEGINNING and containing within these boundaries 12.1341 acres or 528,562.77 square feet of land.

EXHIBIT "B"

LEGAL DESCRIPTION OF ADJACENT PROPERTY

A 3.4196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Harris County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.000 acre tract of land conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas. This 3.4196 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998758. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1/2 inch iron rod, with cap (BHA), set in the West right-of-way line of the Southern Pacific Railroad (also known as the T. & N. O. Railroad; 100 feet wide right-of-way) for the Southeast corner of said Lot 18, the Northeast corner of that certain 2.245 acres conveyed by Albert S. Farquhar, et ux, to Houston Lighting & Power Company by Deed dated October 23, 1962 and recorded under County Clerk's File No. B589710 of the Deed Records of Harris County, Texas and the Northeast corner of Lot 9 of the Savings & Loan Company Subdivision as recorded in Volume 3 at Page 71 of the Map Records of Harris County, Texas. Said point being the Southeast corner and POINT OF BEGINNING of this tract and has a State Plane Coordinate Value of Y=13,779,255.94 and X=3,230,501.19.

THENCE: South 86°53'32" West along the South line of this tract, the South line of said Lots 18 and 17, the South line of said 1.716 acres, the South line of said 0.6887 of an acre, the South line of said 1.000 acre, the North line of said 2.245 acres, the North line of said Lot 9 and the North line of that certain called 9.00 acres conveyed by Texas Eastern Transmission Corporation to Texas Eastern Products Pipeline Company by Deed dated March 24, 1988 and recorded under County Clerk's File No. M537657 of the Official Public Records of Real Property of Harris County, Texas, for a distance of 513.02 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, the Southwest corner of said 1.000 acre, the Southernmost Southeast corner of that certain 12.1341 acres surveyed this date and the Southernmost Southeast corner of that certain 40.92 acres conveyed by Theodore Dee McCollom, Jr. to Seabrook Venture II by
PAGE 2 - 3.4196 ACRES, TRACT 2.

Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas. Said point has a State Plane Coordinate Value of Y=13,746,228.13 and X=3,229,988.98; from which a 3/4 inch iron rod (found) bears South 85°11'14" East 1.74 feet.

THENCE: North 03°48'28" West along the West line of this tract, the West line of said 1.000 acres, the Southernmost East line of said 12.1341 acres and the Southernmost East line of said 40.92 acres for a distance of 300.27 feet to a 5/8 inch iron rod found for the Northwest corner of this tract, the Northwest corner of said 1.000 acres, an interior corner of said 12.1341 acres, an interior corner of said 40.92 acres, the Southwest corner of that 0.656 of an acre (60 feet wide road easement) conveyed by Friendswood Development Company to Charter Financial Group, Inc., Trustee, by Deed dated November 12, 1974 and recorded under County Clerk's File No. E318543 of the Deed Records of Harris County, Texas and the Southwest corner of that certain 0.197 of an acre (road easement) conveyed by Red Bluff Development Company to City of Seabrook by Deed dated December 9, 1968 and recorded under County Clerk's File No. C828389 of the Deed Records of Harris County, Texas. Said point has a State Plane Coordinate Value of Y=13,779,527.66 and X=3,229,968.99.

THENCE: North 86°54'13" East along the North line of this tract, the North line of said 1.000 acres, the North line of said 0.6887 of an acre, the North line of said 1.716 acres, the South line of said 0.197 of an acre, the South line of said 0.656 of an acre, the South line of that certain 0.453 of an acre Right-of-Way and Easement conveyed by Red Bluff Development Company to City of Seabrook by Instrument dated August 8, 1966 and recorded under County Clerk's File No. C352399 of the Deed Records of Harris County, Texas, the Easternmost South line of said 12.1341 acres and the Easternmost South line of said 40.92 acres for a distance of 479.38 feet to a 5/8 inch iron rod found in the East line of said Lot 18 and the West right-of-way line of said Railroad for the Northeast corner of this tract, the Northeast corner of said 1.716 acres, the Southeast corner of said 0.453 of an acre, the Southeast corner of said 0.656 of an acre, the Easternmost Southeast corner of said 40.62 acres and the Easternmost Southeast corner of said 12.1341 acres.

THENCE: South 10°11'39" East along the East line of this tract, the East line of said Lot 18, the East line of said 1.716 acres and the West right-of-way line of said Railroad for a distance of 302.46 feet to the PLACE OF BEGINNING and containing within these boundaries 3.4196 acres of 148,958.78 square feet of land.

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	
32		OPEN/IN WORK	2/17/2015			Staff			6.1	Provide periodic project updates	

November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 City Council regular meeting 7:00pm	4	5 Open Space & Trails 5:00pm	6	7
8	9	10	11	12 EDC 7:00pm	13	14 Celebration Seabrook
15	16	17 City Council joint meeting 6:00pm City Council regular meeting 7:00pm	18	19 Planning & Zoning 7:00pm	20	21
22	23	24	25	26 Thanksgiving	27 Thanksgiving	28
29	30					

December 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<i>1</i> City Council Regular meeting 7:00pm	<i>2</i>	<i>3</i> Christmas on Main Tree Lighting 7:00pm	<i>4</i>	<i>5</i> Breakfast with Santa 9:00am-11:00am
<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i> EDC 7:00pm	<i>11</i>	<i>12</i>
<i>13</i>	<i>14</i>	<i>15</i> City Council Regular meeting 7:00pm	<i>16</i>	<i>17</i> Planning & Zoning 7:00pm	<i>18</i>	<i>19</i>
<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i> Christmas Holiday	<i>25</i> Christmas Holiday	<i>26</i>
<i>27</i>	<i>28</i>	<i>29</i>	<i>30</i>	<i>31</i>		