



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 18, 2016 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY OCTOBER 18, 2016 AT 7:00 PM** IN THE CITY HALL CITY 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. PRESENTATIONS

- 1.1. Open Space and Trails Committee
Presentation of the Quarterly Report by the Open Space and Trails Committee. (Burton)
- 1.2. Presentation Chesapeake Bay Senior Living PUD
Presentation and bi-annual status report on the Chesapeake Bay Senior Living Community Planned Unit Development (PUD), as provided by Section 4.10.10, "Development Schedule," Appendix A, Seabrook Code of Ordinances. (Landis / Friedrichs)

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

- 3.1. Public Hearing Chesapeake Bay Senior Living Community PUD

Hold a public hearing on a request for approval of Planned Unit Development/Plan including amendments to the Chesapeake Bay Senior Living Community Planned Unit Development previously approved by Ordinance 2015-11, located immediately East of Repsdorff Road and South of Brummerhop Park by creating a Phase II, III, and IV, limiting all commercial uses to be located within Phase III to those permissible within C-1 (Light-Commercial District) with the exception that Restaurants shall be a Use by Right and not require a **Conditional Use Permit. (Landis)**

Documents:

[Chesapeake Agenda Briefing.pdf](#)
[PZ report Chesapeake.pdf](#)
[Ord 2016-26 Chesapeake Bay PUD.pdf](#)

4. CONSENT AGENDA

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

4.1. Pipeline Permit

Approve a request for a permit to relocate/lower a 6" pipeline which is located near the Poly One property, 5780 State Hwy. 146. (Landis)

Documents:

[Agenda Briefing - Dow.pdf](#)
[Permit Application.pdf](#)
[Project Cover Letter.pdf](#)
[Copy of the City of Seabrook Pipeline Ordinance.pdf](#)
[Exhibit A. Engineered Construction Drawings Including Profiles.pdf](#)

4.2. Agreement for Regional Watershed Protection Education Program

Approve an Interlocal Agreement between the City of Seabrook and Harris County to provide the City with administration and implementation of a regional watershed protection education program to meet state and federal requirements (MS4 permit), in an amount not to exceed \$6,334.56, effective September 1, 2016 through August 31, 2017. (Chairez)

Documents:

[watershed protection agreement.pdf](#)

4.3. Ethics Review Commission Reappointments

Approve the reappointment of Gene Scott and David Wilkerson as regular members to the Ethics Review Commission for a term ending **October 31, 2018. (Hicks)**

4.4. CLEMC Monthly Report

Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for September 2016. (Hunter)

Documents:

[CLEMC Sept.pdf](#)

4.5. Fire Department Monthly Report

Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for September 2016. (Gutaker)

Documents:

[SVFD Sept.pdf](#)

- 4.6. Police Department Monthly Report
Approve the Seabrook Police Department monthly report for September 2016. (Wright)

Documents:

[PD Sept.pdf](#)

- 4.7. Building Department Monthly Report
Approve the Seabrook Building Department monthly report for September 2016. (Landis)

Documents:

[Bldg Sept.pdf](#)

- 4.8. Excused Absence
Approve an excused absence for Melissa Botkin for the October 4, 2016 regular City Council meeting. (Hicks)

5. NEW BUSINESS

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

- 5.1. Ordinance 2016-26 Chesapeake Bay Senior Living Community PUD
Consider and take all appropriate action on first reading of proposed Ordinance 2016-26, "Chesapeake Bay PUD Amendment". (Landis)

AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING "CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT ("PUD")" LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, AS MORE PARTICULARLY DESCRIBED HEREIN, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") BY CREATING NEW PHASES II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMITTED WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT), WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE PERMITTED BY RIGHT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

Documents:

[Chesapeake Agenda Briefing.pdf](#)

[PZ report Chesapeake.pdf](#)

[Ord 2016-26 Chesapeake Bay PUD.pdf](#)

- 5.2. Ordinance 2016-27 Flood Damage Prevention
Consider and take all appropriate action on first reading of proposed Ordinance 2016-27, "Flood Damage Prevention". (Landis)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS BY DELETING THE CURRENT CHAPTER 38, "FLOOD", ARTICLE II, "FLOOD DAMAGE PREVENTION" AND REPLACING IT WITH A

NEW ARTICLE II, UNDER THE SAME TITLE, "FLOOD DAMAGE PREVENTION" WHICH CONTAINS SECTIONS FOR STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS; DEFINITIONS; GENERAL PROVISIONS INCLUDING ADOPTING THE FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD INSURANCE RATE STUDY (FIS), DATED JANUARY 6, 2017; ADMINISTRATION, PERMITTING AND VARIANCE PROCEDURES; AND PROVISIONS FOR FLOOD DAMAGE REDUCTION. THE CONTENTS OF THE NEW REPLACEMENT ARTICLE ARE SIMILAR TO THE CURRENT ARTICLE BUT ARE SOMETIMES WRITTEN IN A DIFFERENT MANNER..

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF \$500.00, OR THE MAXIMUM PROVIDED BY LAW, FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith, SPECIFICALLY INCLUDING ORDINANCES NOS. 87-07, 91-17, 93-30, 96-19, 97-08, 08-10, 08-22, 08-28 AND 08-29; AND PROVIDES FOR SEVERABILITY AND NOTICE.

Documents:

[Agenda Briefing - Flood Damage Prevention.pdf](#)
[Ordinance No 2016-27 .pdf](#)
[Floodplain Ordinance - 01-06-2017 Maps .pdf](#)

5.3. Ordinance 2016-30 Travel Policy

Consider and take all appropriate action on first reading of proposed Ordinance 2016-30, "Revision to Personnel Policy Travel Regulations and Expense Reimbursement". (Gibbs)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENIDNG THE CITY OF SEABROOK "PERSONNEL POLICIES", CHAPTER 4 "ORIENTATION AND TRAINING", SECTION 7 "TRAVEL REGULATIONS AND EXPENSE REIMBURSEMENT"; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

Documents:

[Ord 2016-30 Travel policy.pdf](#)
[Ord 2016-30 exhibit.pdf](#)

5.4. Ordinance 2016-31 No Parking

Consider and take all appropriate action on first reading of proposed Ordinance 2016-31. (Cook)

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," TO UPDATE AND PROVIDE FOR ADDITIONAL TRAFFIC REGULATIONS UNDER SECTION 90-80, "SCHEDULE I - NO PARKING ZONES" PERTAINING TO LAKESIDE DRIVE; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE

Documents:

[Ordinance 2016-31 .pdf](#)

5.5. Resolution 2016-20 Official City Newspaper

Consider and take all appropriate action on proposed Resolution 2016-20, "Designation of Official Newspaper". (Hicks)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTER

Documents:

[Observer proposal.pdf](#)
[Resolution 2016-20 .pdf](#)

5.6. Resolution 2016-21 Utility Easement

Consider and take all appropriate action on Resolution 2016-21, "Acceptance of a 10' Utility Easement from Joshua D. Piver and Samuel D. Piver out of Lot 7 and North 1/2 of Lot 8, Block 19, Morristown for Todville Sewer Line Repair." (Chairez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE "TODVILL ROAD SEWER LINE REPAIR" PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10' UTILITY EASEMENT FROM JOSHUA D. PIVER AND SAMUAL D. PIVER, PROPERTY OWNERS OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

Documents:

[Resolution 2016-21 .pdf](#)
[Exhibit A_Utility Easement_Piver.pdf](#)

5.7. Resolution 2016-22 Utility Easement

Consider and take all appropriate action on Resolution 2016-22, "Acceptance of a 10' Utility Easement from Joseph A. Shuey Out of Lots 8 & 9, Block 19, Morristown for Todville Sewer Line Repair." (Chairez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE "TODVILLE ROAD SEWER LINE REPAIR" PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10' UTILITY EASEMENT FROM JOSEPH A. SHUEY, PROPERTY OWNER OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOTS 8 & 9, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

Documents:

[Resolution 2016-22.pdf](#)
[Exhibit A_Utility Easement_Shuey.pdf](#)

6. ROUTINE BUSINESS

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

6.1. Reports

Reports and announcements concerning items of community interest.
No discussion or action will be taken by Council.

Council Liaisons:

- a. Bay Area Houston Convention & Visitors Bureau**
- b. Bay Area Houston Economic Partnership**
- c. Bay Area Transportation Partnership**
- d. Clear Lake Emergency Medical Corps**
- e. Economic Alliance, Port Region**
- f. Galveston Bay Foundation**
- g. Hotel Tax Liaison Committee**
- h. Houston-Galveston Area Council**

6.2. Approve the Action Items Checklist which is attached and made a part of this Agenda.

Documents:

[072916 action items checklist.pdf](#)

6.3. Establish future meeting dates and agenda items

Documents:

[October calendar.pdf](#)

[November calendar.pdf](#)

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.

I certify that this notice was posted on the bulletin board on or before Friday, October 14, 2016 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Meredith Brant, TRMC
Assistant City Secretary

OWNER/AGENT AFFIDAVIT

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

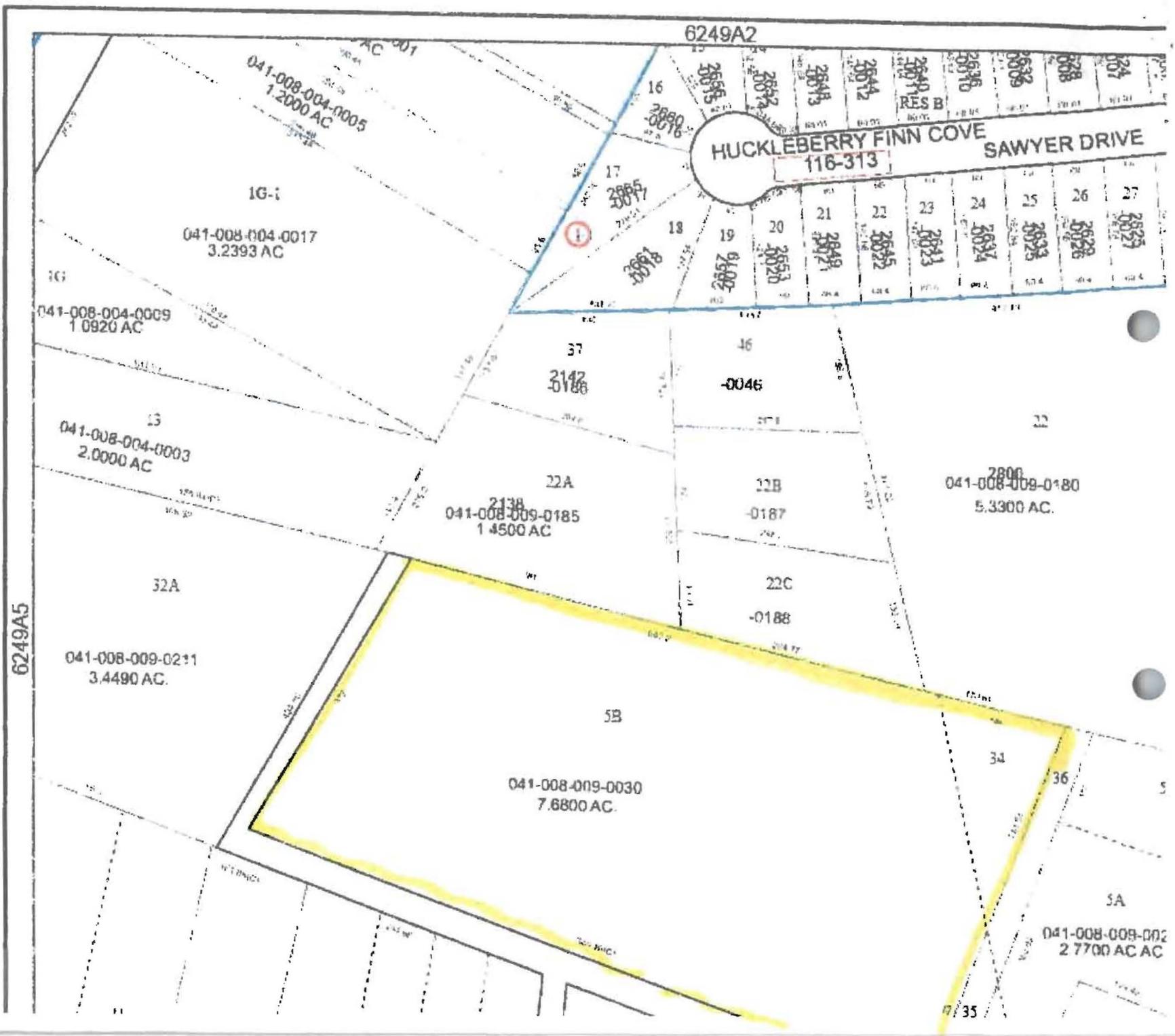
Signed: Wm. Fudenberg Date: 7-16-15

OWNER/AGENT AFFIDAVIT

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

Signed: Wm Friedman Date: _____

7-16-16



Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on August 18, 2016 to hold a meeting to consider:

Request for approval for amendments to the Chesapeake Bay Senior Living Community Planned Unit Development (PUD).

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 August 18, 2016, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

*Language in PUD document section ~~Background~~ Exhibit B
Section B General Provisions shall reflect the condition
approved by the Commission - for Phase 3 shall be C-1
with the exception that restaurants shall be a use
by right and not require a CUP*

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

Michael Potts

Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:
Alesia L. Hammock

Alesia L. Hammock
Secretary

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ORDINANCE NO. 2016-26
CHESAPEAKE BAY PUD AMENDMENT

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AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING “CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT (“PUD”)” LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, AS MORE PARTICULARLY DESCRIBED HEREIN, BY REVISING THE PLANNED UNIT DEVELOPMENT (“PUD”) PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS (“PLAN”) BY CREATING NEW PHASES II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMITTED WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT), WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE PERMITTED BY RIGHT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

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WHEREAS, WMF Investments, Inc., applicant, as owner and agent for additional owners, as more specifically referenced in the attached applications included in Exhibits A-1 through A-4 , attached hereto and incorporated by referenced, (the “Owners”) acting by and through the referenced duly authorized representative William Friedrichs, have requested amendment to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” (“Prior Ordinance”), as approved by the City Council of Seabrook (“City Council”) on April 21, 2015, by creating new Phases II, III, and IV, limiting all commercial uses within Phase III to those permitted in a C-1 zone, (Light-Commercial District), with the exception that restaurants shall be a use permitted by right and not require a conditional use permit.

WHEREAS, Owners have made application to amend the Prior Ordinance to now include three new phases with the addition of property to the original approved Planned Unit Development (“PUD”) referenced in the Prior Ordinance, as follows: Phase I from Prior Ordinance now being legally described as an 11.7726 acre tract of land (revised from prior description of 11.7127 in Prior Ordinance), partially out of Farm Lot 1 of the Repsdorff Partition, located in the Ritson Morris League Survey Abstract 52, Harris County, Texas, (“Phase I”); Phase II, a 4.5156 acre tract of land out of the Ritson Morris League, Abstract 52, Harris County, Texas, (“Phase II”); Phase III, a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase III”); and Phase IV, a 7.846 acre tract of land out of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase IV”). The referenced properties are located immediately east of Repsdorff Road and south of Brummerhop Park, and each of Phases 1 - IV are more particularly described in Exhibit A-1 through A-4 respectively, attached hereto and incorporated by reference, all such properties being collectively referred to as (the “Property”).

46 **WHEREAS**, written notice of hearing was provided as required by law and the
47 Planning and Zoning Commission of the City of Seabrook conducted a public hearing on
48 such request, and has filed its written report with City Council, which recommends approval
49 of the application for rezoning of the subject Property; and

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51 **WHEREAS**, after providing notice of the time and place of hearing, as required by
52 law, the City Council conducted a public hearing on such request, allowing all persons
53 attending to be heard on the question of whether the changes of the uses for such proposed
54 district are suitable and are the most appropriate use of land within the City of Seabrook; and

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56 **WHEREAS**, as a result of the said public hearings and the recommendation of the
57 Planning and Zoning Commission as contained in its final report, the City Council hereby
58 finds and determines that it is appropriate to grant the request for the proposed amendments
59 to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” for the attached PUD
60 plan (“PUD Plan”), attached hereto as Exhibit B and incorporated by reference, subject to the
61 applicable regulations, restrictions, exclusions and conditions; and

62
63 **WHEREAS**, City Council has determined that all public notices have been posted
64 and published, all required hearings on this matter have been held, and that this Ordinance
65 complies with the applicable provisions of the City Charter, City Code and all other
66 applicable laws; now, therefore,

67
68 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY**
69 **OF SEABROOK, STATE OF TEXAS:**

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71 **SECTION 1. FINDINGS.**

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73 The facts and matters set forth in the preamble of this Ordinance are hereby found to
74 be true and correct, it being expressly understood that the City Council of Seabrook (“City
75 Council”) is relying upon the express representations of the Owners/Applicant appearing in
76 the documents submitted for final approval, specifically including the applications, PUD
77 Plan, performance schedule, and the representations made at the public hearing before the
78 City Council to induce approval of the rezoning made the subject of this Ordinance.

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80 **SECTION 2. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY**
81 **SENIOR LIVING COMPLEX PUD” CREATION OF PHASE II.**

82
83 The prior PUD Plan made the basis of Ordinance 2015-11 (“Prior Ordinance”), is
84 hereby revised to reference an updated legal description for Phase I, as described in Exhibit
85 A-1, and to reflect the creation of a new additional Phase II, which consists of an additional
86 48 units of age restricted 55 and older one story apartment units with attached garages as
87 provided by in the new Exhibit B (“PUD Plan”), attached hereto, subject to the applicable
88 regulations, restrictions, exclusions and conditions which is incorporated by reference. The
89 units are proposed to be constructed on an additional 4.5156 acre tract of land, located to the
90 east of the originally approved 11.7726 acre tract of land, as described in Exhibit A-2.

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SECTION 3. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE III.

The prior PUD Plan made the basis of the Prior Ordinance is hereby revised to reflect the creation of a new additional Phase III, which shall be restricted to uses of Light Commercial Retail and Mini Storage Warehouse, as depicted in the attached new PUD Plan, Exhibit B, attached hereto subject to the applicable regulations, restrictions, exclusions and conditions. The permitted Light Commercial shall include 5,000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be a use permitted by right and shall not require a conditional use permit. The permitted Mini Warehouse shall consist of a 3 story, 135,600 square feet climate controlled facility as depicted in the new PUD Plan, Exhibit B attached hereto and incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. Phase III shall be constructed on the 3.7817 acre tract of land located to the north of the originally approved 11.7726 acres tract of land, as referenced in the attached Exhibit A-3, incorporated by reference herein.

SECTION 4. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE IV.

The prior PUD Plan made the basis of Prior Ordinance is hereby revised to reflect the creation of a new Phase IV, which shall consist of an additional 90 units of age restricted 55 and older one story apartment units with attached garages with included additional 2,000 square foot clubhouse as depicted in the attached PUD Plan, Exhibit B, which is incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. The dwelling units and garages shall be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land, as referenced in the attached Exhibit A-4, incorporated by reference herein.

SECTION 5. ZONING MAP

The Official Zoning Map of the City of Seabrook, as provided by Section 2.05 of the Code of Ordinances, Appendix A, shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 through 4 above.

SECTION 6. REVISION AND REPEAL OF CONFLICTING ORDINANCES.

This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, or prior Ordinance 2015-11, save and except the amendments permitted herein of said Property as described in Sections 2 through 4 hereof.

SECTION 7. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

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

SECTION 8. 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 9. 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 20th day of September, 2016.

PASSED, APPROVED, AND ADOPTED on second and final reading this 4th day of October, 2016.

By: _____
Glenn Royal, Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION

BEING a 11.7726 acre (512,816 square feet) tract of land partially out of Farm Lot 1 of the Repsdorph Partition as shown by plat of said partition recorded in Volume 18, page 63, Harris County Map Records located in the Ritson Morris League A-52 Harris County, Texas, said 11.7726 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the herein described tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the west corner of the C.L. Repsdorph, LLC called 3.7684 acre tract described in instrument in recorded H.C.C.F. No. 20070629538 and marking the north corner of Tract 10 as described in instrument recorded in H.C.C.F. No. 20090348123;

THENCE S 61°38'41" E, at 20.00 feet passing a found ½ inch rod at the west corner of said Tract 10, and continuing for a total distance of 589.46 feet to a found 5/8 inch rod;

THENCE S 28°14'58" W a distance of 595.31 feet to a found 5/8 inch iron rod;

THENCE S 76°58'11" E a distance of 18.31 feet to a found 5/8 inch iron rod;

THENCE S 29°10'23" W a distance of 270.06 feet to a found 5/8 inch iron rod;

THENCE N 61°30'19" W a distance of 385.77 feet to a found 5/8 inch iron rod;

THENCE N 73°47'45" W a distance of 182.31 feet to a found 5/8 inch iron rod;

THENCE N 15°53'13" E at 37.05 feet passing a 5/8 inch iron rod at the south corner of Tract 6 as recorded under H.C.C.F. No. 20090270396, and continuing a total distance of 185.22 feet to an angle point;

THENCE N 28°19'29" E a distance of 717.90 feet to the PLACE OF BEGINNING.

BASED ON THE BEARING GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE NAD83.

EXHIBIT A-2

Date: _____
File #: _____



Application for Land Development Permit

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

- Zoning Change Text Change Zoning Variance Administrative Appeal
- Conditional Use Permit Subdivision Plat Preliminary Final Amending PUD

APPLICANT INFORMATION
Check appropriate box(es)

Name: William M. Friedrichs, Jr E-Mail: wmfinvestments@gmail.com
 Address: 16845 Diana Lane #200 Fax #: 281 480 3128
 City: Houston
 State: TX ZIP 77526 Phone: 281 480 5665

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

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

Owner(s): Byrd Menard's family Signature: Marilyn Menard Almon
 Date: 10/30/15 Signature: _____

Owner(s) Mailing address(es): Phone #: 832-368-5587
 Name: MARILYN MENARD ALMON Name: _____
 Address: 5606 BRENNAN RIDGE LANE Address: _____
 City: KATY City: _____
 State: TX Zip 77450 State: _____ Zip _____

PROPERTY INFORMATION

Property Address: 4.5156 Acre Tract out of Ritson Models, Abstract 52
 Legal Description: Lot _____ Block _____
 Addition _____ See attached
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-1 (Available from Building Department)
 Current Use of Property: Residential Vacant (Be specific)
 Number of existing Driveways: 1 (Private Road)
 General Dimensions of Property: Width: _____ Depth: _____
 Land Area: _____ Sq. Feet: _____ Acres: _____
 Adjoining Uses: North _____ South _____
 East _____ West _____
 Adjacent Streets: North _____ South _____
 East _____ West _____

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

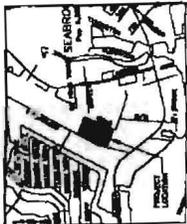
**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

OWNER/AGENT AFFIDAVIT

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

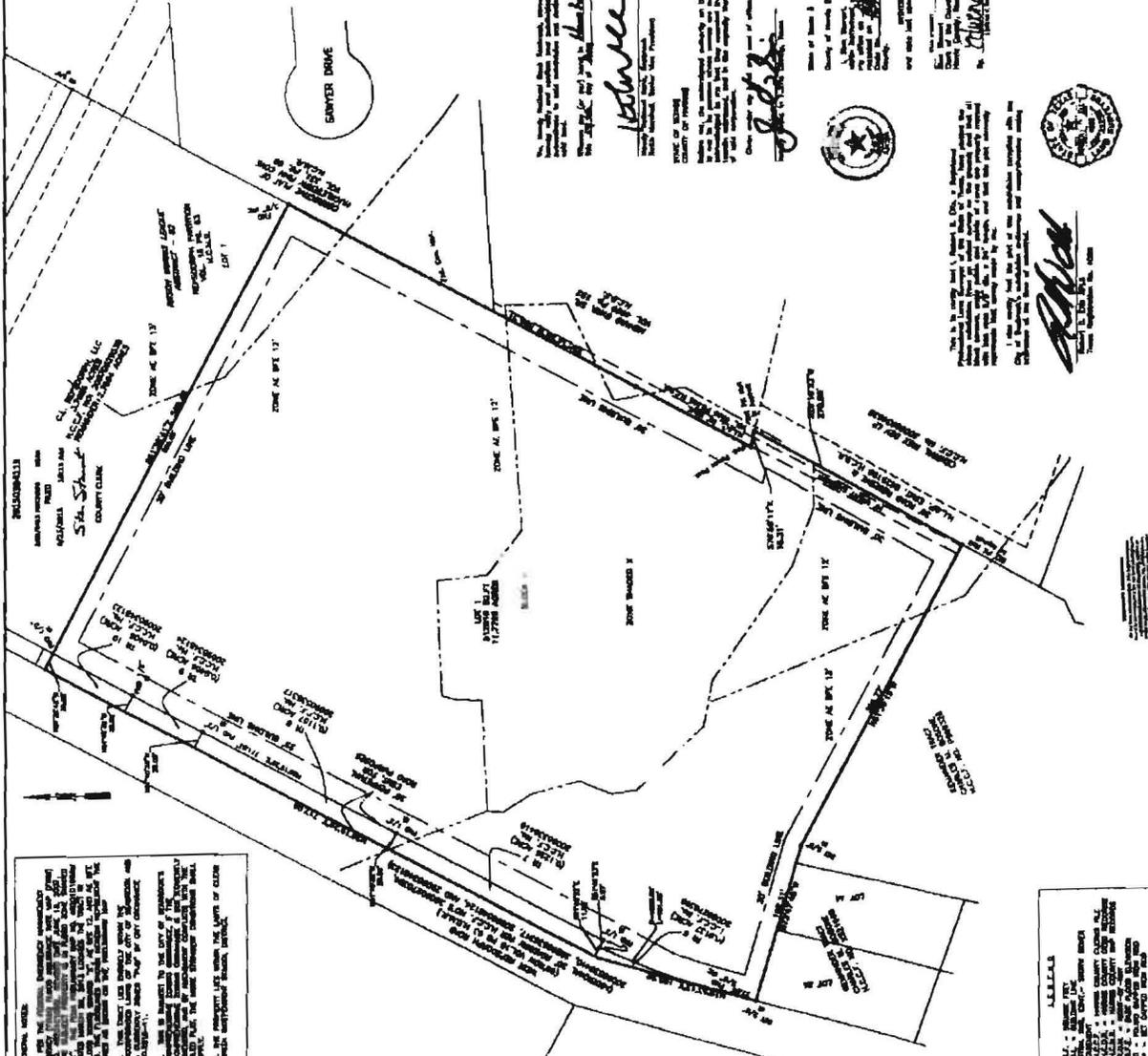
Signed: Wm. J. [Signature] Date: 7-16-16

Original Approved PUD 4/28/15



ARTICLE I. GENERAL PROVISIONS
SECTION 1.01. TITLE AND LOCATION OF PROJECT
SECTION 1.02. PURPOSE AND SCOPE OF PROJECT
SECTION 1.03. ZONING AND REGULATIONS
SECTION 1.04. ENVIRONMENTAL CONSIDERATIONS
SECTION 1.05. PUBLIC UTILITIES AND SERVICES
SECTION 1.06. TRAFFIC AND TRANSPORTATION
SECTION 1.07. LANDSCAPE ARCHITECTURE
SECTION 1.08. UTILITIES AND SERVICES
SECTION 1.09. PUBLIC SAFETY AND SECURITY
SECTION 1.10. HISTORIC PRESERVATION
SECTION 1.11. OTHER REGULATIONS

ARTICLE II. DEVELOPMENT STANDARDS
SECTION 2.01. GENERAL DEVELOPMENT STANDARDS
SECTION 2.02. SITE DESIGN AND LAYOUT
SECTION 2.03. TRAFFIC AND TRANSPORTATION
SECTION 2.04. LANDSCAPE ARCHITECTURE
SECTION 2.05. UTILITIES AND SERVICES
SECTION 2.06. PUBLIC SAFETY AND SECURITY
SECTION 2.07. HISTORIC PRESERVATION
SECTION 2.08. OTHER REGULATIONS



ARTICLE III. CONSTRUCTION STANDARDS
SECTION 3.01. GENERAL CONSTRUCTION STANDARDS
SECTION 3.02. SITE DESIGN AND LAYOUT
SECTION 3.03. TRAFFIC AND TRANSPORTATION
SECTION 3.04. LANDSCAPE ARCHITECTURE
SECTION 3.05. UTILITIES AND SERVICES
SECTION 3.06. PUBLIC SAFETY AND SECURITY
SECTION 3.07. HISTORIC PRESERVATION
SECTION 3.08. OTHER REGULATIONS

LEGEND
SOLID LINE: LOT BOUNDARIES
DASHED LINE: EASEMENTS
DOTTED LINE: UTILITY LINES
THICK SOLID LINE: STREET RIGHT-OF-WAY
THIN SOLID LINE: PROPERTY BOUNDARIES
THIN DASHED LINE: ZONING BOUNDARIES
THIN DOTTED LINE: OTHER REGULATIONS

ARTICLE IV. FINANCIAL PROVISIONS
SECTION 4.01. GENERAL FINANCIAL PROVISIONS
SECTION 4.02. DEVELOPMENT COSTS
SECTION 4.03. PUBLIC UTILITIES AND SERVICES
SECTION 4.04. TRAFFIC AND TRANSPORTATION
SECTION 4.05. LANDSCAPE ARCHITECTURE
SECTION 4.06. UTILITIES AND SERVICES
SECTION 4.07. PUBLIC SAFETY AND SECURITY
SECTION 4.08. HISTORIC PRESERVATION
SECTION 4.09. OTHER REGULATIONS

ARTICLE V. PUBLIC UTILITIES AND SERVICES
SECTION 5.01. GENERAL PROVISIONS
SECTION 5.02. WATER SUPPLY
SECTION 5.03. SEWERAGE AND WASTE WATER
SECTION 5.04. GAS SERVICE
SECTION 5.05. ELECTRICITY
SECTION 5.06. TELEPHONE AND CABLE TELEVISION
SECTION 5.07. OTHER UTILITIES AND SERVICES

ARTICLE VI. TRAFFIC AND TRANSPORTATION
SECTION 6.01. GENERAL PROVISIONS
SECTION 6.02. TRAFFIC VOLUMES
SECTION 6.03. STREET DESIGN
SECTION 6.04. PUBLIC TRANSPORTATION
SECTION 6.05. OTHER REGULATIONS

ARTICLE VII. LANDSCAPE ARCHITECTURE
SECTION 7.01. GENERAL PROVISIONS
SECTION 7.02. SITE DESIGN
SECTION 7.03. PLANTING
SECTION 7.04. OTHER REGULATIONS

ARTICLE VIII. UTILITIES AND SERVICES
SECTION 8.01. GENERAL PROVISIONS
SECTION 8.02. WATER SUPPLY
SECTION 8.03. SEWERAGE AND WASTE WATER
SECTION 8.04. GAS SERVICE
SECTION 8.05. ELECTRICITY
SECTION 8.06. TELEPHONE AND CABLE TELEVISION
SECTION 8.07. OTHER UTILITIES AND SERVICES

ARTICLE IX. PUBLIC SAFETY AND SECURITY
SECTION 9.01. GENERAL PROVISIONS
SECTION 9.02. FIRE PROTECTION
SECTION 9.03. POLICE PROTECTION
SECTION 9.04. OTHER REGULATIONS

ARTICLE X. HISTORIC PRESERVATION
SECTION 10.01. GENERAL PROVISIONS
SECTION 10.02. HISTORIC DISTRICTS
SECTION 10.03. OTHER REGULATIONS

ARTICLE XI. OTHER REGULATIONS
SECTION 11.01. GENERAL PROVISIONS
SECTION 11.02. OTHER REGULATIONS

CHEAPPAQUE BAY SERVICE LIVING FACILITY SUBDIVISION
1.7728 ACRES
1 LOT, 1 BLOCK, 0 RESERVES
BEING A PARTIAL REPLAT OF LOT 7 REPHOTOGRAPHY PARTITION AS SHOWN BY PLAT OF BAY PARTITION RECORDED IN VOLUME 44, PAGE 88, HARRIS COUNTY MAP RECORDS
ITRON MORRIS LEAGUE A-22
CITY OF SEABROOK, HARRIS COUNTY, TEXAS
JULY, 2015
PURPOSE OF PARTIAL REPLAT IS TO CORRECT SURVEY, NOTES AND BOUNDARY DESCRIPTIONS TRACTS INTO A SINGLE RECORDED LOT.

DEVELOPER:
William M. Frickel, Jr.
WMS INVESTMENTS
18040 Dallas Ln.
Dallas, Texas 75248
Tel: (214) 498-8888

ENGINEER:
J. G. [Signature]
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

PLANNING OFFICE:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

LEGAL COUNSEL:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

CONTRACTOR:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

INSURANCE:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

UTILITY COMPANIES:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

OTHER:
[Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

A 4.5156 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 5218, PAGE 516 (B738536) OF THE HARRIS COUNTY DEED RECORDS:

BEGINNING AT A CONC. MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF THIS TRACT LOCATED ON THE EASTERLY LINE OF FARM LOT 1, REPSDORPH SUBDIVISION ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 63, HARRIS COUNTY MAP RECORDS AND ALSO BEING THE SOUTHWESTERLY CORNER OF HUCKLEBERRY FINN COVE SUBDIVISION;

THENCE N 89° 42' 00" E, ALONG THE SOUTHERLY LINE OF HUCKLEBERRY FINN COVE SUBDIVISION, A DISTANCE OF 378.78 FEET TO A 5/8" IRON ROD SET AT THE NORTHEASTERLY CORNER OF THIS TRACT AND THE NORTHWESTERLY CORNER OF A FIVE ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20080565175;

THENCE S 10° 03' 21" E, ALONG THE WESTERLY LINE OF SAID FIVE ACRE TRACT, A DISTANCE OF 471.22 FEET TO A 5/8" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF THIS TRACT LOCATED ON THE NORTHERLY LINE OF A 7.846 ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20060034638;

THENCE N 74° 31' 50" W, ALONG THE NORTHERLY LINE OF SAID 7.846 ACRE TRACT, A DISTANCE OF 664.25 FEET TO THE SOUTHWESTERLY CORNER OF THIS TRACT AND THE SOUTHEASTERLY CORNER OF SAID FARM LOT 1 OF REPSDORPH SUBDIVISION;

THENCE N 30° 24' 27" E, ALONG THE EASTERLY LINE OF SAID FARM LOT 1, A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 196,700 SQUARE FEET OR 4.5156 ACRES OF LAND.

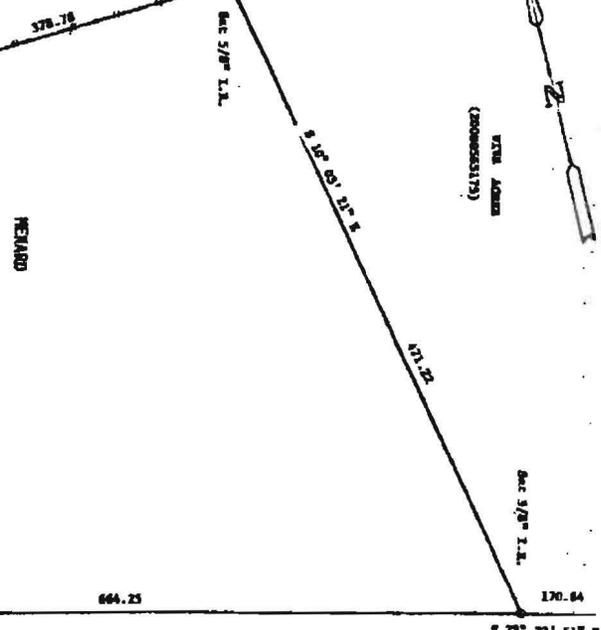


Billy L. Shanks
1/15/15

MAP OR PLAN RECORD IN COUNTY RECORDS.
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL
 PURCHASERS OR SUBSEQUENT OWNERS.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 MEASUREMENTS BASED ON RECORDED PLAT. FOUND ON SIX IRON RODS AT ALL CORNERS.

HUCKLEBERRY FIRM COVE SUBDIVISION

VITA ACRES
 (200603175)



MEADOW
 4.5156 ACRES
 87389536 V. 5218, P. 516, H.C.D.R.,
 (PARTITION DEED)

7.846 ACRES (2006034438)
 N 74° 31' 30" W 664.25
 S 12° 05' 11" E 411.22
 57.98
 578.78
 170.64
 N 30° 24' 27" E 139.30

THIS MEADOW WAS WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 15144
 MEASUREMENTS; SEE THIS FLOOD INFORMATION AT YOUR OWN RISK.
 THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

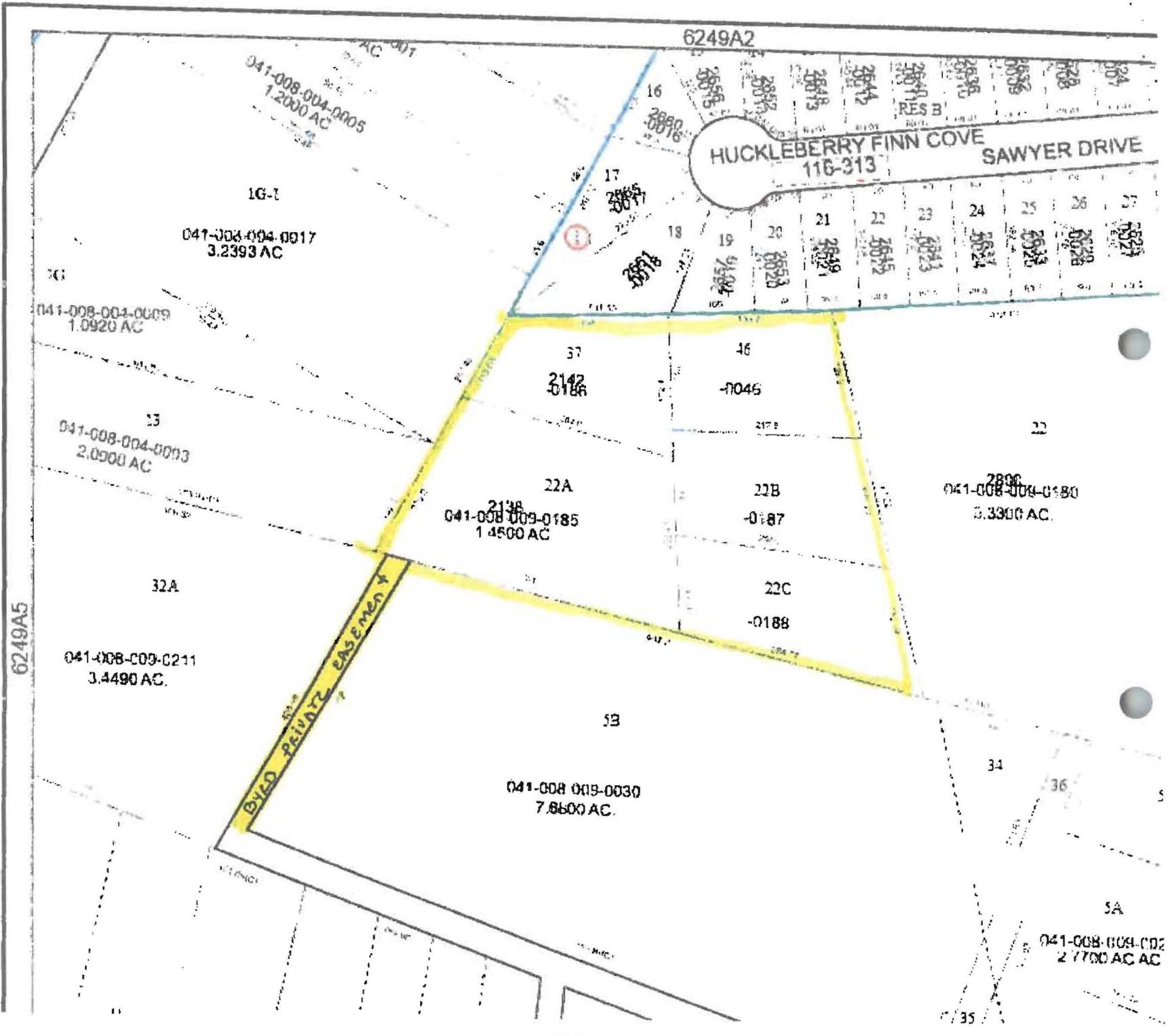
SURVEY OF
 A 7.5156 ACRE TRACT OUT OF THE RITSON
 MORRIS LEASE, N-52, MARSH COUNTY, TEXAS

THIS TRACT IS AN ACCURATE REPRESENTATION OF THAT
 WHICH WAS IN THE ORIGINAL SURVEY AND IS NOT TO BE
 CONSIDERED AS A WARRANTY OF TITLE OR A GUARANTEE OF
 ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE
 EXTENT OF HIS PROFESSIONAL OBLIGATIONS AS A SURVEYOR.

DATE: 1-26-09
 TIME: 1:15/15
 SURVEYED BY: S.L.S.
 DRAWN BY: S.L.S.
 JOB: MEADOW
 PROJECT:

FOR NO. 1817
 TITLE L. ELLIOTT
 1514 SURVEYOR'S PLAT
 MARSH COUNTY, TEXAS 77064
 201 498 1488
 FAX 201 498 5756





6249A2

041-008-004-0005
1.2000 AC

HUCKLEBERRY FINN COVE
116-313
SAWYER DRIVE

1G-1
041-008-004-0017
3.2393 AC

041-008-004-0009
1.0920 AC

13
041-008-004-0003
2.0900 AC

2138
041-008-009-0185
1.4500 AC

2806
041-008-009-0180
3.3300 AC

32A
041-008-009-0211
3.4490 AC

5B
041-008-009-0030
7.8600 AC

SA
041-008-004-002
2.7700 AC AC

6249A5

BYED PRIVATE EASEMENT

Exhibit A

Signature Page

For the Estate of Byrd Menard, Sr. Tract 22A

Byrd Menard, Jr. 8-19-15
Byrd Menard, Jr. DATE

Rosemarie Shannon 8/19/15
Rosemarie Shannon DATE

Terrence Menard 8/19/15
Terrence Menard DATE

Marilyn Menard Almon 8/18/15
Marilyn Menard Almon DATE

Byrd Menard 8-19-15 Tract 37
Byrd Menard DATE

Rosemarie Shannon 8/19/15 Tract 46
Rosemarie Shannon DATE

Terrence Menard 8/19/15 Tract 22
Terrence Menard DATE

Marilyn Menard Almon 8/18/15 Tract 22C
Marilyn Menard Almon DATE

OWNER/AGENT AFFIDAVIT

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

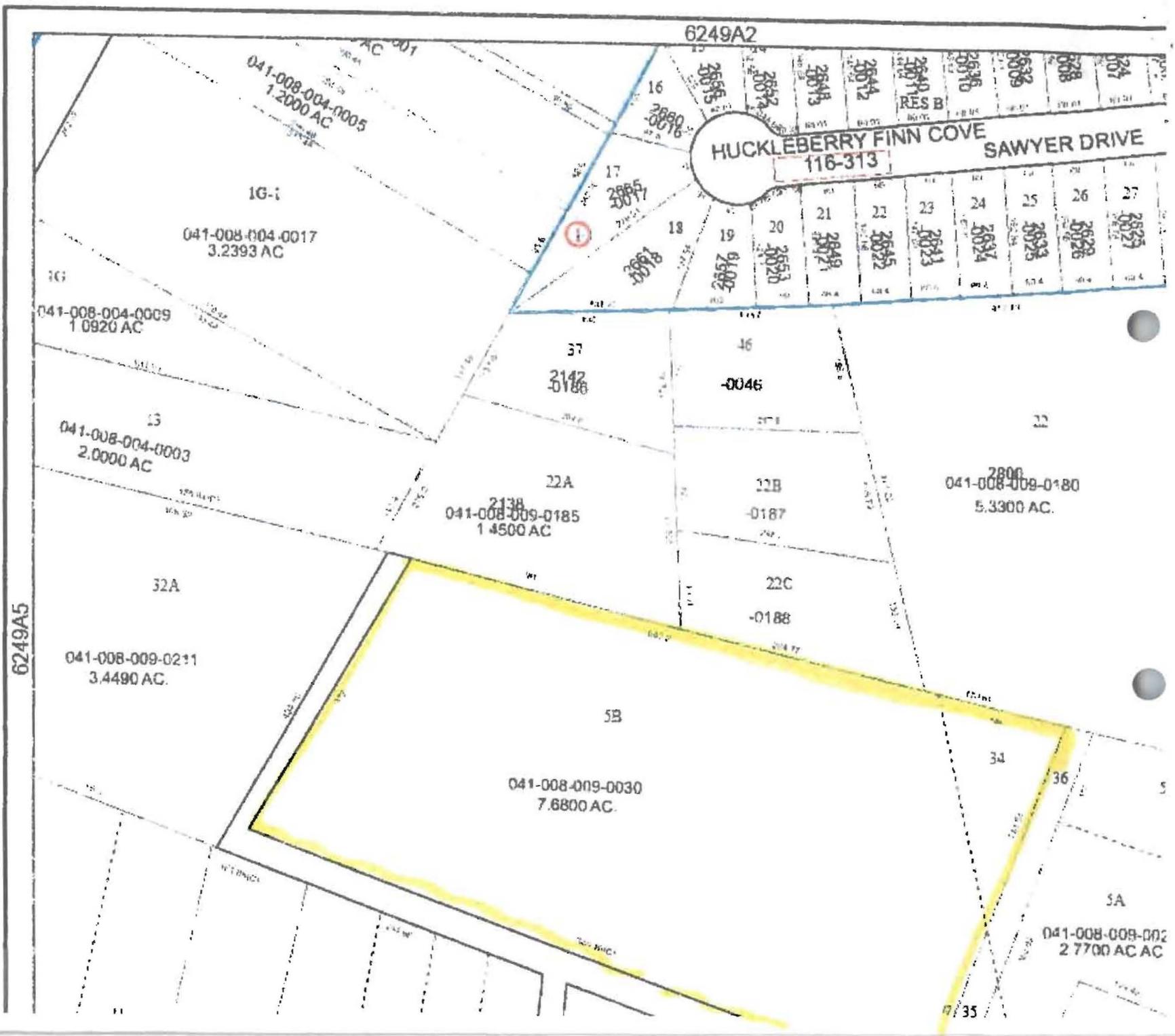
Signed: Wm. Fudenberg Date: 7-16-15

OWNER/AGENT AFFIDAVIT

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

Signed: Wm Friedman Date: _____

7-16-16



6249A2

041-008-004-0005
1.2000 AC

1G-i
041-008-004-0017
3.2393 AC

041-008-004-0009
1.0920 AC

041-008-004-0003
2.0000 AC

6249A5

041-008-009-0211
3.4490 AC

041-008-009-0185
1.4500 AC

041-008-009-0180
5.3300 AC

041-008-009-0030
7.6800 AC

041-008-009-002
2.7700 AC AC

HUCKLEBERRY FINN COVE
116-313

SAWYER DRIVE

1



Application for Land Development Permit

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

- Zoning Change Text Change Zoning Variance Administrative Appeal
- Conditional Use Permit Subdivision Plat Preliminary Final Amending

APPLICANT INFORMATION

Check appropriate box(es)

Name: William M. Friedrichs, Jr E-Mail: wmfinvestments@gmail.com
 Address: 16865 DIANA LANE STE 200 Fax #: 281 480 3122
 City: Houston
 State: TX ZIP 77058 Phone: 281 480 5665

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

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

Owner(s): William M. Friedrichs Jr Signature: _____
 Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: 281 480 5665
 Name: William M. Friedrichs, Jr Name: _____
 Address: 16865 DIANA LANE STE 200 Address: _____
 City: Houston City: _____
 State: TX Zip 77058 State: _____ Zip _____

PROPERTY INFORMATION

Property Address: 3.7817 Acres Ritoon Model's A-52
 Legal Description: Lot _____ Block _____ SEE ATTACHED
 Addition _____
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-1 (Available from Building Department)
 Current Use of Property: _____ (Be specific)

Number of existing Driveways: _____
 General Dimensions of Property: Width: _____ Depth: _____
 Total Area: _____ Sq. Feet: _____ Acres: _____

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

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

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

WEST REPSDORPH ROAD

20' PERPETUAL
ESMT. FOR ROAD PURPOSES
H.C.C.F. No. 20090485655

P.O.B.
P.O.C.

N28°19'29"E

TR 9
(0.0406
ACRE)

TR 10 17.75'
(0.0406
ACRE)

278.32'

TR 14

TR 15
(0.2564 ACRE)

ENVIROPRO INC. TRACT 2
1.2 ACRES
H.C.C.F. NO. T539938
REMAINDER 1.16 ACRE

TR 11
(0.0079 ACRE)
H.C.C.F. No.
20090485655

ENVIROPRO INC. TRACT 1
1.2 ACRES
H.C.C.F. NO. T539938
REMAINDER 1.16 ACRE

TR 12 (0.0069 ACRE)
H.C.C.F. No. 20090485655

TR 13A (0.1210 ACRE)
H.C.C.F. No. 20090485655

LOT 1

ROBERT DELMONTEQUE
0.2402 ACRES
C846554 D.R.H.C.

3,781.7 Acres
Less 11 Tracts
12.13A, 13B
& 22 (-0.9771 Acres)
Net Acres = 2.8046

LAKE COVE LIMITED PARTNERSHIP
1.354 ACRES
H.C.C.F. NO. R351933

CITY OF SEABROOK
7.526 ACRES
H.C.C.F. O. T575537

S81°38'41"E

589.48'

REPSDORPH
PARTITION
VOL. 18 PG. 63
H.C.M.R.

25' PERPETUAL ESMT
FOR ROAD PURPOSES
TR 13B (0.3273 ACRE)
H.C.C.F. No. 20090485655

40' PERPETUAL ESMT
FOR ROAD PURPOSES
TR 22 (0.5238 ACRE)
H.C.C.F. No. 20110015591

40.00'

TR 22 H.C.C.F. NO. 20110015591 (0.5238 ACRE)

S61°33'01"E

TR 13B

25.00'

LOT 2

CORRECTIVE PLAT OF
HUCKLEBERRY FINN COVE
VOL. 331, PG. 68
H.C.M.R.

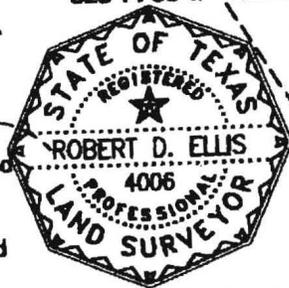
S28°14'58"W 280.78'

TR 23

TR B1
(.0081 ACRE)

LAKE COVE SEC. 1
VOL. 349, PG. 84
H.C.M.R.

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



Robert D. Ellis
Tx. Reg. No. 4006

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

0 100 200



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

LAND TITLE SURVEY
C.L. REPSDORPH, LLC TRACT

3.7817 ACRES OUT OF LOT NO. 1
REPSDORPH PARTITION AS PER THE
MAP OR PLAT THEREOF RECORDED IN
VOLUME 18 PAGE 63 OF THE HARRIS
COUNTY MAP RECORDS IN THE RITSON
MORRIS LEAGUE A-52
HARRIS COUNTY, TEXAS
April 13, 2015
Proj. No. 2346

EXHIBIT "A"
C.L. REPSDORPH LLC
3.7817 ACRE TRACT

Being a 3.7817 acre (164,731 square feet) tract of land out of Farm Lot 1 of the Repsdorph Partition in the Ritson Morris Survey in Harris County, Texas, as shown by plat of said partition recorded in Volume 18, Page 63, Harris County Map Records, said 3.7817 acre tract is more particularly described by metes and bounds as follows;

BEGINNING at the west corner of the herein described 3.7817 acre tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the north corner of Robert Delmonteque 0.2402 acre tract described in instrument in H.C.C.F. No. C846554 of the Office of Official Real Property Records of Harris County;

THENCE N28°19'29"E a distance of 278.32 feet (called 277.81 feet) to the north corner of the herein described tract, also being the west corner of Lake Cove Limited Partnership described in instrument recorded in H.C.C.F. No. R351933 of the Office of Official Real Property Records of Harris County, Texas;

THENCE S61°53'01"E, along and with the southwest line of said Lake Cove Limited Partnership tract, being the northeast line of the herein described tract, at 20.00 feet passing the north corner of Tract 13A, H.C.C.F. No. 20090485655, and continuing a total distance of 589.09 (called 590.01) feet to a set 5/8" iron rod in the northwest line of Lake Cove Subdivision Section 1, in Volume 349 Page 84 of the Map Records of Harris County, Texas, being the east corner of the herein described tract;

THENCE S28°14'58"W, with said northwest line of Lake Cove Subdivision Section 1, being the southeast line of the herein described tract, at 25.00 feet passing the south corner of Tract 13B, H.C.C.F. No. 20090485655, at 65.00 feet passing the south corner of Tract 22, H.C.C.F. No. 20110015591 and continuing a total distance of 280.78 feet (called 278.94) feet to a set 5/8 inch iron rod in the northwest line of Huckleberry Finn Cove as recorded in Corrective Plat of Huckleberry Finn Cove, Volume 331, Page 68, H.C.M.R.;

THENCE N61°38'41"W, along and with the northeast line of said Robert Delmonteque Tract, being the southwest line of the herein described tract, at 569.34 feet passing a 1/2 inch iron rod found for the corner of Tract 11 described in instrument recorded in Instrument No. 20090485655 of the Office of Official Real Property Records of Harris County, Texas, and continuing for a total distance of 589.46 feet (called 590.01) feet to the POINT OF BEGINNING.

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

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 4006, DATED SEPTEMBER 17, 2014, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED
JULY 30, 2015
BY

ELLIS SURVEYING SERVICES
2805 25TH AVE. N.
TEXAS CITY, TX. 77590
TEL.: 409-938-8700 FAX: 866-678-7685

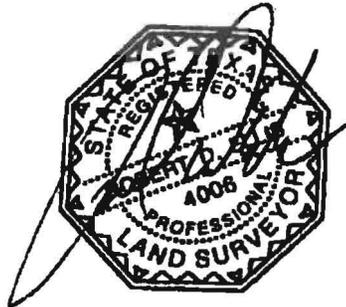


Exhibit B

CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN

A. CONTENTS

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

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

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Phase 1, Phase 2 and Phase 4; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Phase 3; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

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

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

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

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

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

- Exhibit B-1: *Location Map*
- Exhibit B-2: *Site Plan*
- Exhibit B-3: *Access Detail*

Exhibit B-4:	<i>Parking Layout</i>
Exhibit B-5:	<i>Open Space</i>
Exhibit B-6:	<i>Sign and Solid Waste Enclosure Details</i>
Exhibit B-7-7a, 7b & 7c:	<i>Existing Utilities, Proposed Utilities</i>
Exhibit B-8a & 8b:	<i>Amenity Center</i>
Exhibit B-9a & b:	<i>Building Elevations</i>
Exhibit B10a:	<i>Typical Floor Plans</i>
Exhibit B10b & c:	<i>Unit A Floor Plans</i>
Exhibit B10d & e:	<i>Unit B Floor Plans</i>
Exhibit B-11:	<i>Development Schedule</i>
Exhibit B-12:	<i>Drainage Plan</i>

4. As shown on [Exhibit 1, Location Map](#), the PUD encompasses approximately 27.9 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Larabee Street to the south, and Peeblebrook Drive to the north.
5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-2, Site Plan](#).
6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. [Exhibit 6, Sign and Solid Waste Enclosure Details](#)
7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on [Exhibit 6, Sign and Solid Waste Enclosure Details](#)

C PERMITTED LAND USES

1. Phase 1 , Phase 2 and Phase 4, Senior Living - Age Restricted Residential, up to 259 units in Phase 1, 48 units in Phase 2, and 90 units in Phase 4 are permitted as shown on [Exhibit B-2, Site Plan](#), contingent on the following conditions:
 - a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.
 - b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-8, Amenity Center](#)
 - c) The facility shall provide physical fitness / wellness center
2. Phase 3, Light Commercial and Mini Storage Warehouse.

Up to 135,600 square feet of climate controlled mini storage units are permitted as shown on [Exhibit B-2, Site Plan](#). Restaurant and all uses permitted by right in the C-1 Light Medium Commercial District including 5,000 square feet retail.

D DEVELOPMENT REGULATIONS

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:
 - (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.
2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:
 - (a) Density: No more than 23 units per acre.
 - (b) Off-street parking:
 - i. 1.4 parking spaces is required for each unit of Senior Living - Age Restricted Residential
 - ii. A minimum fifty percent (50%) of the required parking shall be covered or garage parking.
3. Fencing: An 8' high opaque, concrete panel fence will be installed along the boundary of the site, adjacent to existing single family residential and an open style "wrought Iron" metal fence with masonry columns may be constructed along the west boundary of the site, adjacent to West Repsdorph Drive, the south boundary of Phase 4.
4. Paving:
 - (a) All parking lots and vehicle use areas must be constructed of concrete.
 - (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
5. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living – Age Restricted Residential uses:

1. Landscape buffer (Single-family adjacency consideration):
 - (a) 30-foot minimum buffer shall be provided along the eastern property boundaries adjacent to existing single family lots.
2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.

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

F BUILDING REGULATIONS

1. Phase 1, Phase 2 and Phase 4, the PUD shall require the following regulations for Senior Living Age Restricted Residential Developments:

- (a) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each façade.
- (b) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each façade.
- (c) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (d) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. Phase 3, the PUD shall require the following regulations for Light Commercial and Mini Storage Warehouse

- (a) *External architectural finishes:* On any structure the entire width and length and 70 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, shall be constructed of one or more of the following materials:
 - Architectural brick.
 - Architectural block such as broken face or fluted or other decoratively patterned face block.
 - Precast or cast-in-place concrete.
 - Glass.
 - Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.
 - Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials including fiber cement siding.

CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS



SCALE: 1" = 100'
(24" x 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

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PROJECT SUMMARY:

Phase 1: Luxury Seniors Community

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	36	729 s.f.
A2	One Bedroom, 1 Bath	12	786 s.f.
A3	One Bedroom, 1 Bath	32	795 s.f.
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	17	823 s.f.
A6	One Bedroom, 1 Bath	1	759 s.f.
A7	One Bedroom, 1 Bath	2	787 s.f.
A8	One Bedroom, 1 Bath	1	833 s.f.

Total One Bedroom Units 117 Units

B1	Two Bedroom, 2 Bath	35	1,001 s.f.
B2	Two Bedroom, 2 Bath	28	1,083 s.f.
B3	Two Bedroom, 2 Bath	33	1,093 s.f.
B4	Two Bedroom, 2 Bath	35	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.
B6	Two Bedroom, 2 Bath	2	1,093 s.f.
B7	Two Bedroom, 2 Bath	1	1,095 s.f.

Total Two Bedroom Units 142 Units

Apartments Total 259 Units 242,995 s.f.

Amenity Center - Net Area	6,917 s.f.
Grille House - Gross Area (558 s.f. each)	1,116 s.f.
Maintenance - Gross Area	409 s.f.

Total Phase One Area 251,437 s.f.

Parking Provided:

Garages	152 cars
Carports	108 cars
Open Parking	102 cars
Total Parking Provided	362 cars

Phase 2: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	8	823 s.f.

Total One Bedroom Units 24 Units

B4	Two Bedroom, 2 Bath	16	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.

Total Two Bedroom Units 24 Units

Apartments Total 48 Units 45,792 s.f.

Parking Provided:

Garages	62 cars
Open Parking	31 cars
Total Parking Provided	93 cars

Phase 3: Retail/Storage

Retail Spaces	5,000 s.f.
Climate-Controlled Storage (3 Levels)	135,600 s.f.
Total	140,600 s.f.
Parking Provided	62 cars

Phase 4: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	28	798 s.f.
A5	One Bedroom, 1 Bath	16	823 s.f.

Total One Bedroom Units 44 Units

B4	Two Bedroom, 2 Bath	32	1,095 s.f.
B5	Two Bedroom, 2 Bath	14	1,115 s.f.

Total Two Bedroom Units 46 Units

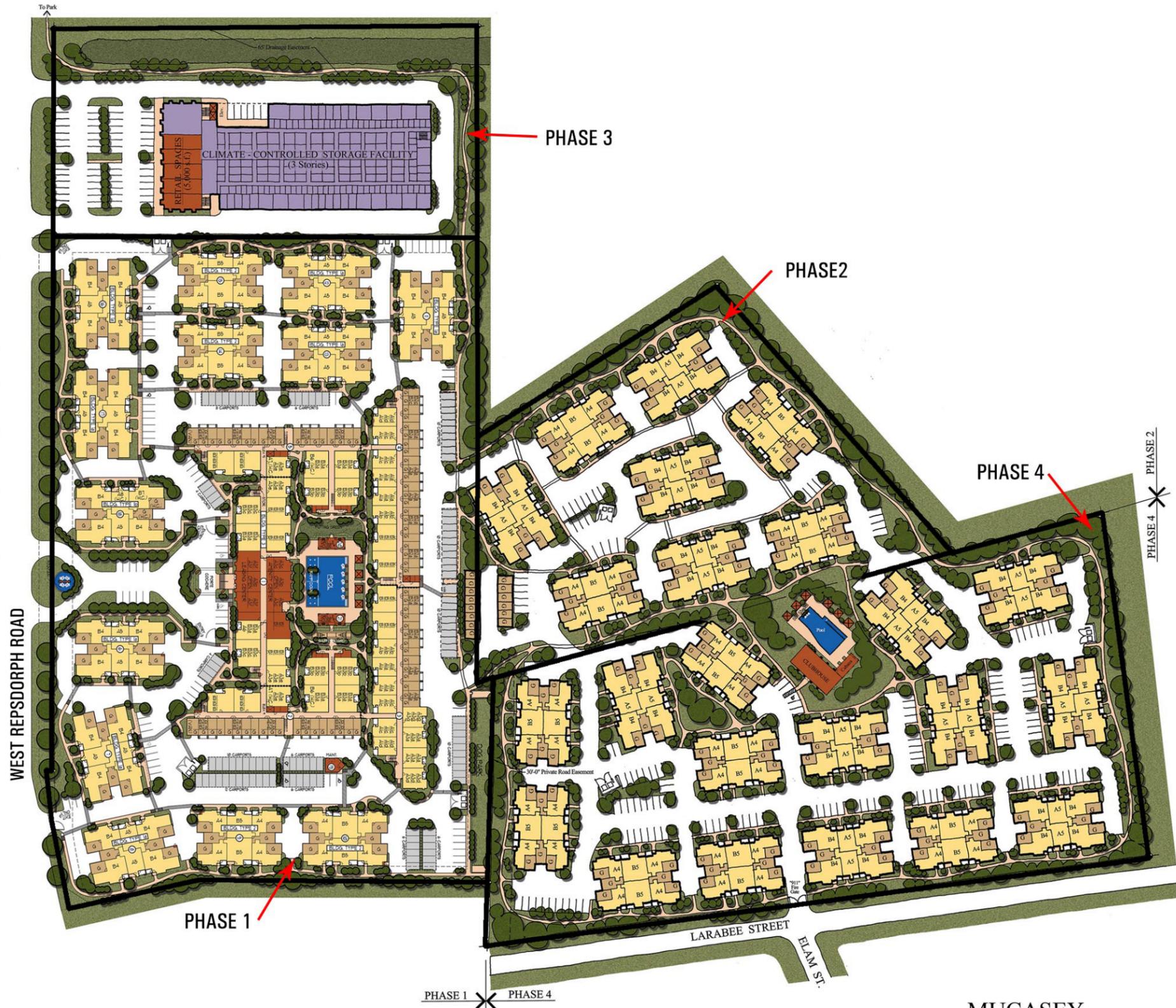
Apartments Total 90 Units 86,162 s.f.

Clubhouse 2,000 s.f.

Total Phase Four Area 88,162 s.f.

Parking Provided:

Garages	90 cars
Open Parking	114 cars
Total Parking Provided	204 cars

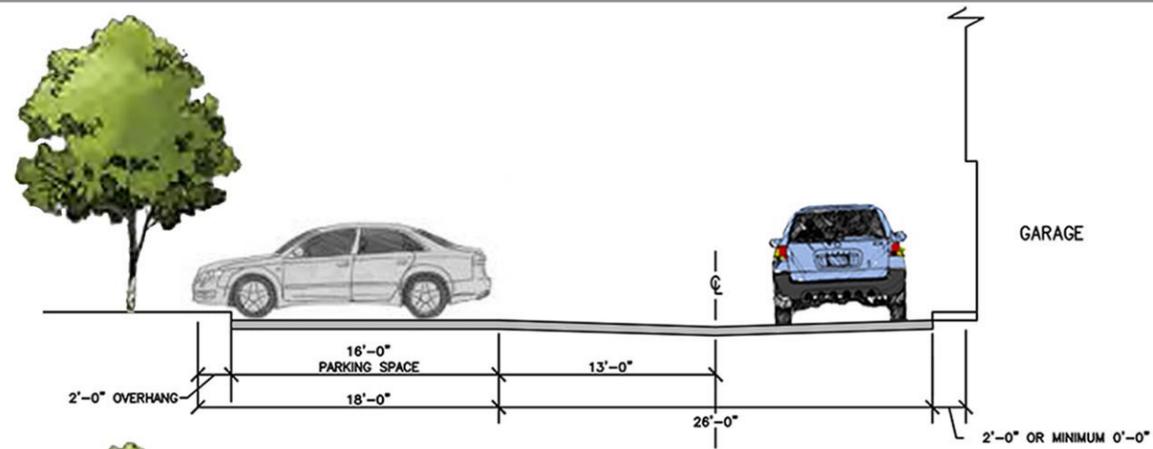


CHESAPEAKE BAY

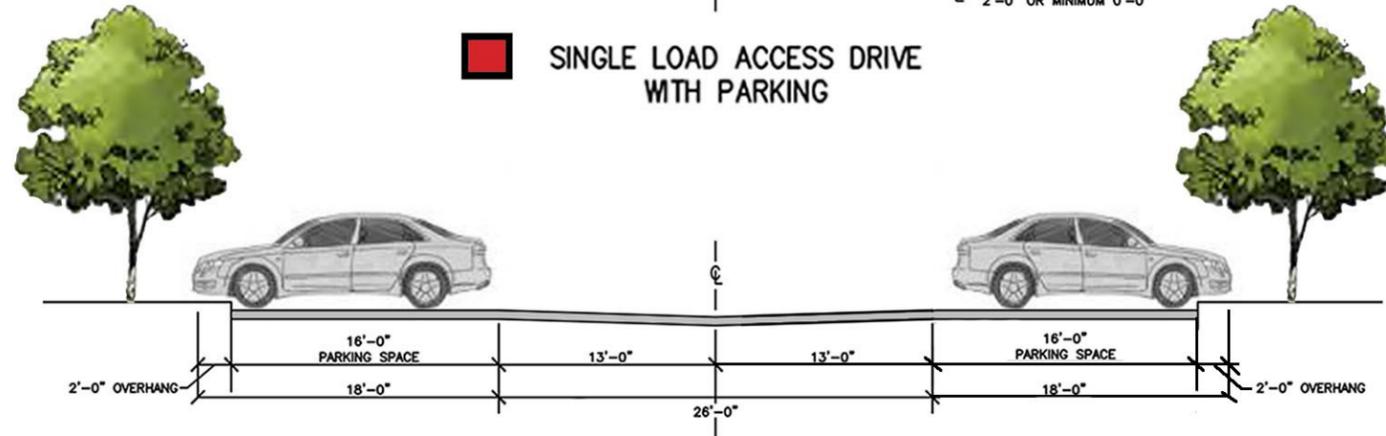
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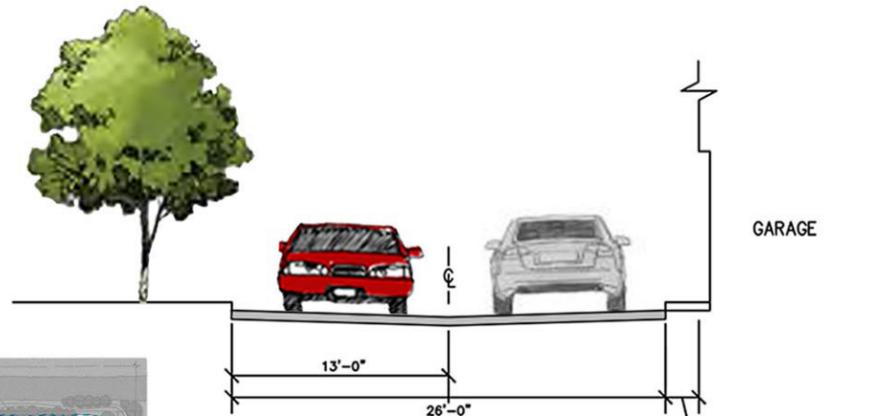
WMF INVESTMENTS



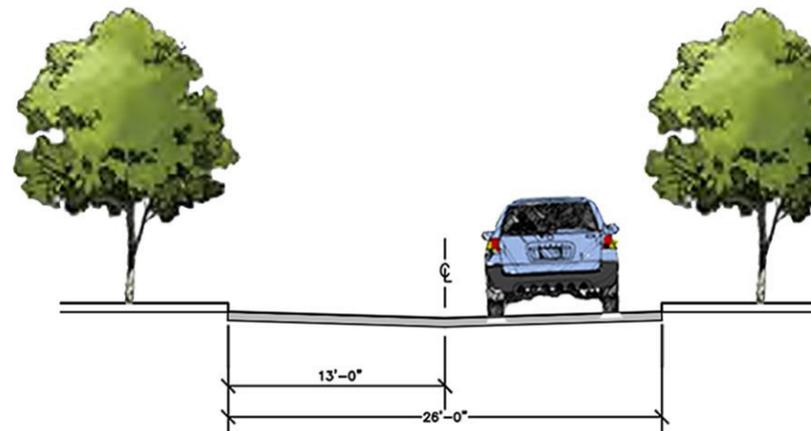
 SINGLE LOAD ACCESS DRIVE WITH PARKING



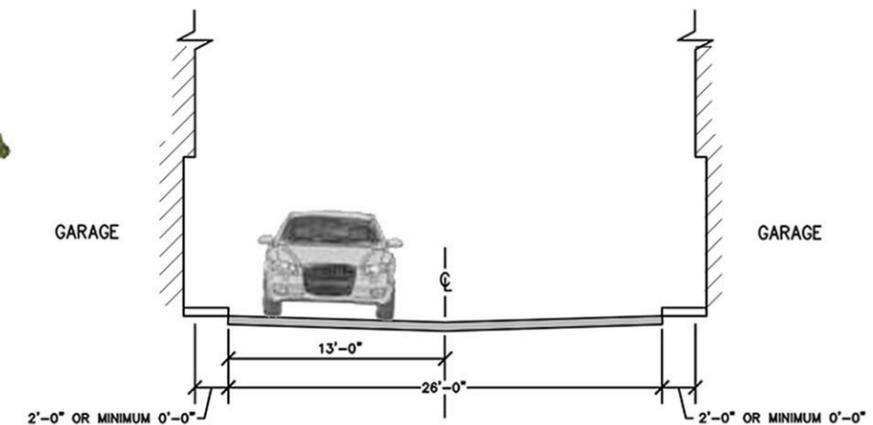
 ACCESS DRIVE WITH PARKING ON BOTH SIDES



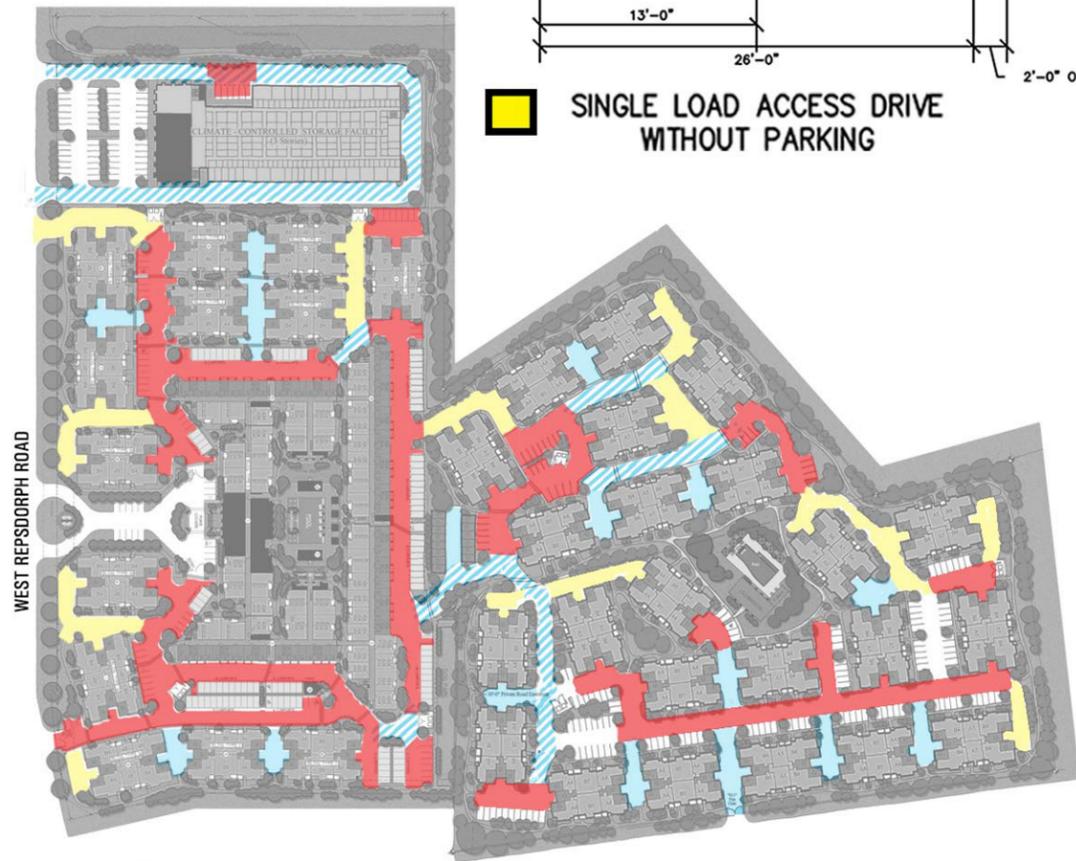
 SINGLE LOAD ACCESS DRIVE WITHOUT PARKING



 TYPICAL ACCESS DRIVE



 DOUBLE LOAD ACCESS DRIVE



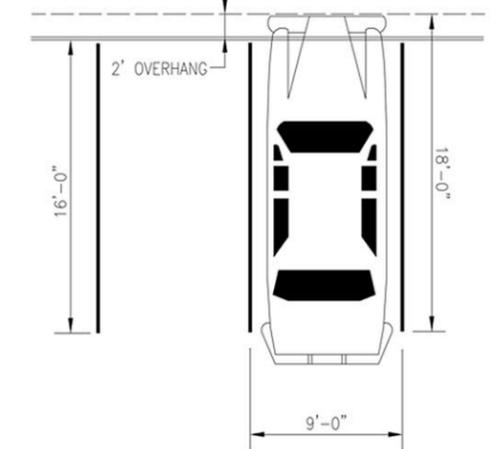
CHESAPEAKE BAY

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PARKING DETAIL:



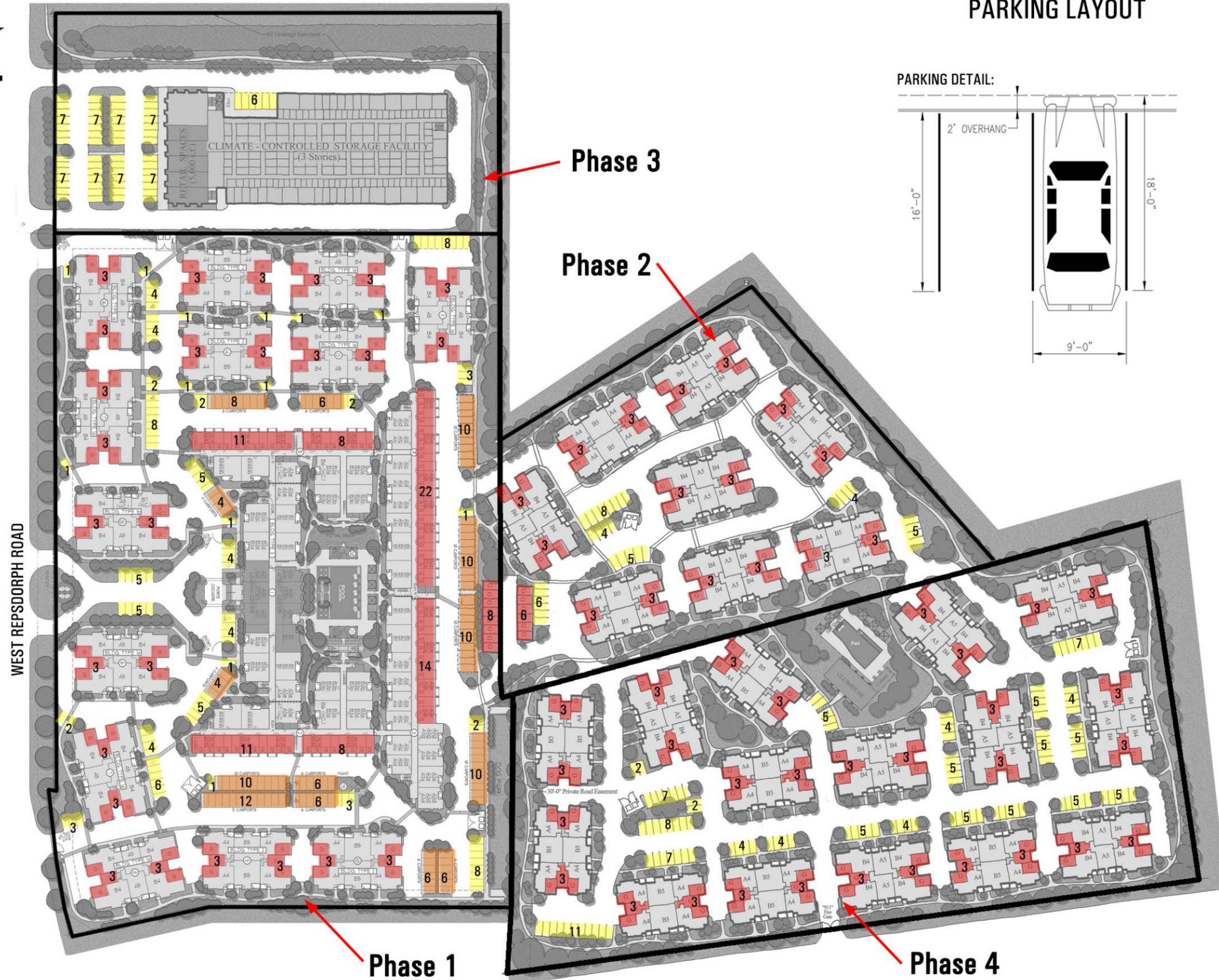
Parking Summary: Phase 1, 2 & 4

Minimum Parking = 1.4 Spaces/Unit

P1:	● Attached Garages	152
	● Carport	108
	● Open Parking	102
	Total Parking	362
P2:	● Attached Garages	62
	● Open Parking	32
	Total Parking	94
P4:	● Attached Garages	90
	● Open Parking	114
	Total Parking	204

Parking Summary: Phase 3

● Open Parking	62
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OPEN SPACE SUMMARY

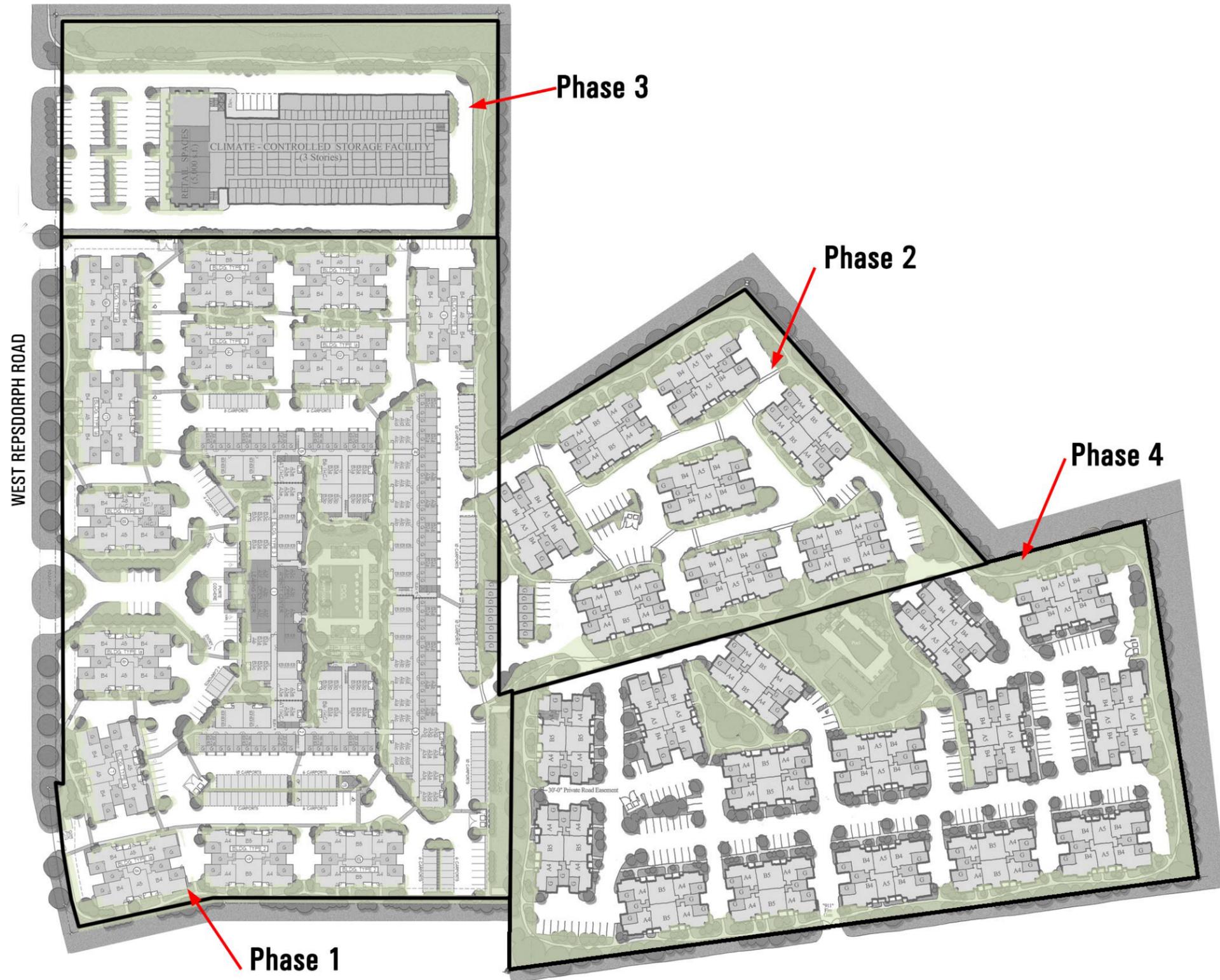
Phase 1: Open Space = 3.1 AC. = 26%
Total Acreage = 11.7 AC.

Phase 2: Open Space = 1.5 AC. = 33%
Total Acreage = 4.5 AC.

Phase 3: Open Space = 1.3 AC. = 34%
Total Acreage = 3.7 AC.

Phase 4: Open Space = 2.8 AC. = 35%
Total Acreage = 8.0 AC.

TOTAL OPEN SPACE = 8.7 AC. = 31%

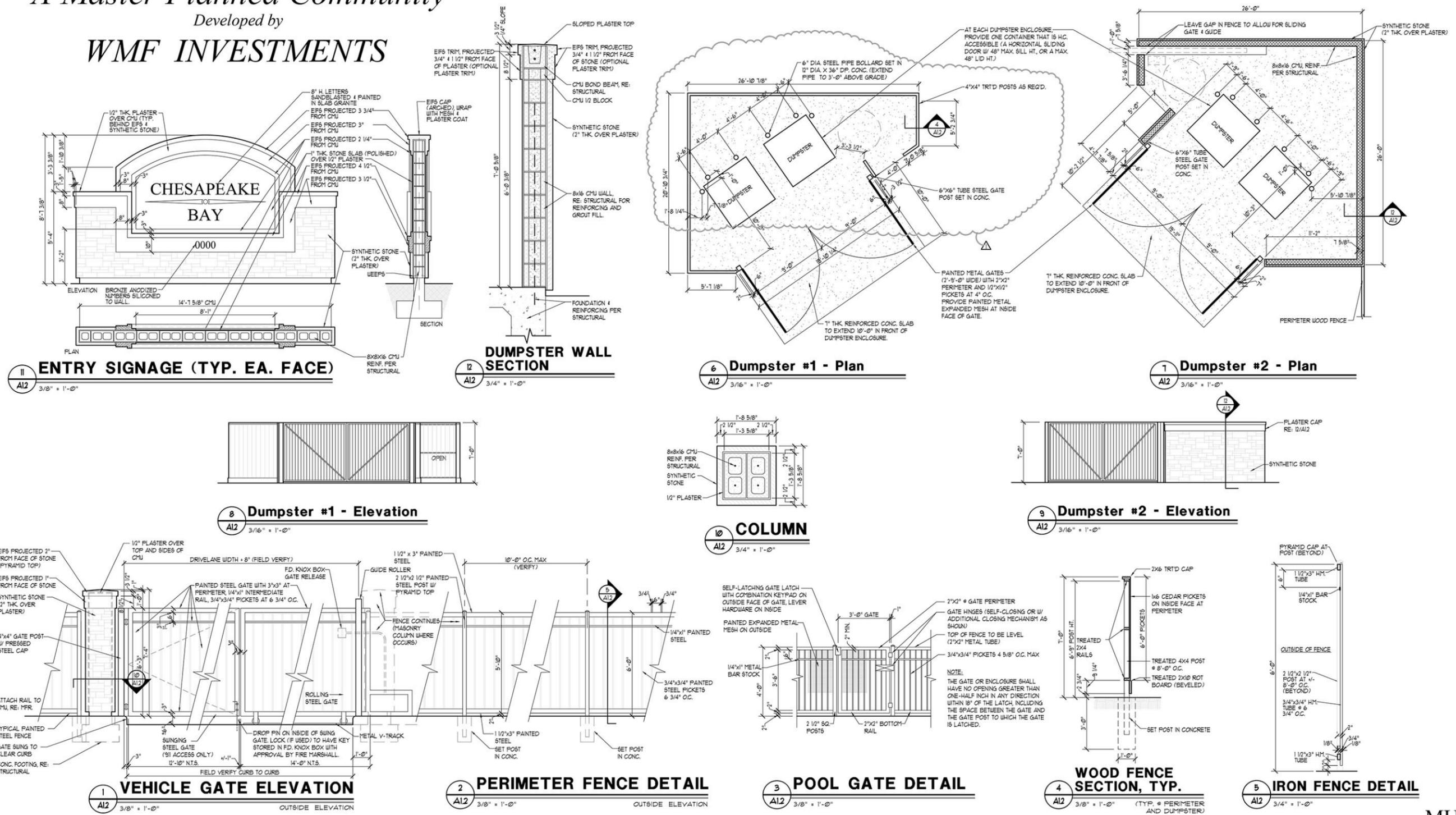


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0' 50' 100' 200'

SCALE: 1" = 100'
(24" x 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

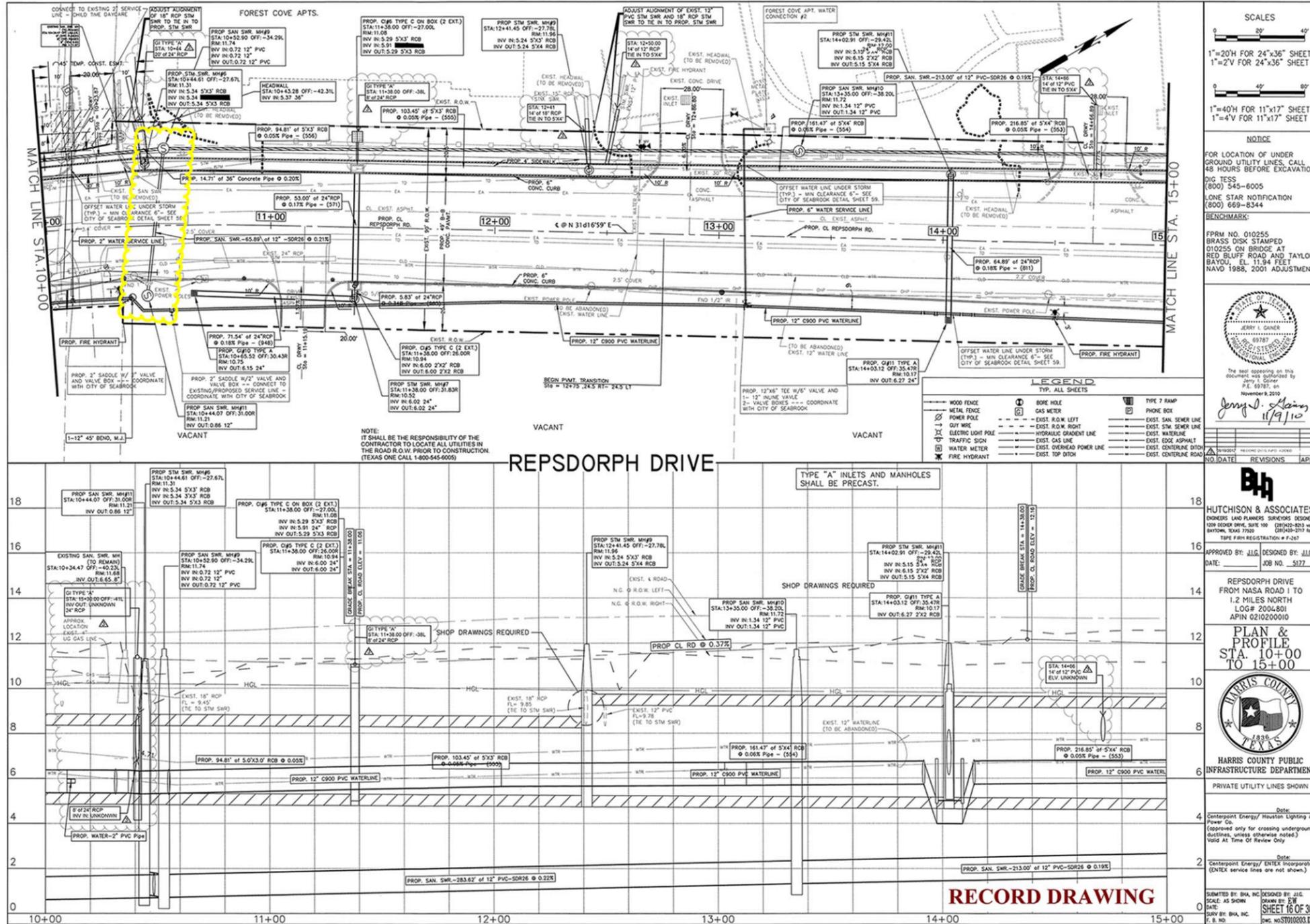
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EXHIBIT B-7a:
EXISTING UTILITIES



SCALES
 1"=20' FOR 24"x36" SHEET
 1"=2'V FOR 24"x36" SHEET
 1"=40' FOR 11"x17" SHEET
 1"=4'V FOR 11"x17" SHEET

NOTICE
 FOR LOCATION OF UNDERGROUND UTILITY LINES, CALL 48 HOURS BEFORE EXCAVATION DIG TESS (800) 545-6005
 ONE STAR NOTIFICATION (800) 669-8344
 BENCHMARK:
 FROM NO. 010255 BRASS DISK STAMPED 010255 ON BRIDGE AT RED BLUFF ROAD AND TAYLOR BAYOU, EL. 11.94 FEET NAVD 1988, 2001 ADJUSTMENT

LEGEND
 TYP. ALL SHEETS

REVISIONS

APPROVED BY: J.O. Stearns, 11/9/10

HUTCHISON & ASSOCIATES
 ENGINEERS AND PLANNERS SURVEYORS DESIGNERS
 1000 DODD DRIVE, SUITE 100 (281)423-2813
 BAYTOWN, TEXAS 77528 (281)423-2717
 TYPE FIRM REGISTRATION # F-287

APPROVED BY: J.L.G. DESIGNED BY: J.L.G.
 DATE: _____ JOB NO. 5377

REPSDORPH DRIVE
 FROM NASA ROAD 1 TO 1.2 MILES NORTH
 LOG# 2006/501
 APIN 0210200010

PLAN & PROFILE
STA. 10+00 TO 15+00

HARRIS COUNTY
 HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT
 PRIVATE UTILITY LINES SHOWN

DATE: _____
 Centertop Energy/ Houston Lighting & Power Co.
 (approved only for crossing underground facilities, unless otherwise noted)
 Valid At Time Of Review Only

DATE: _____
 Centertop Energy/ ENTEX Incorporated
 (ENTEX service lines are not shown.)

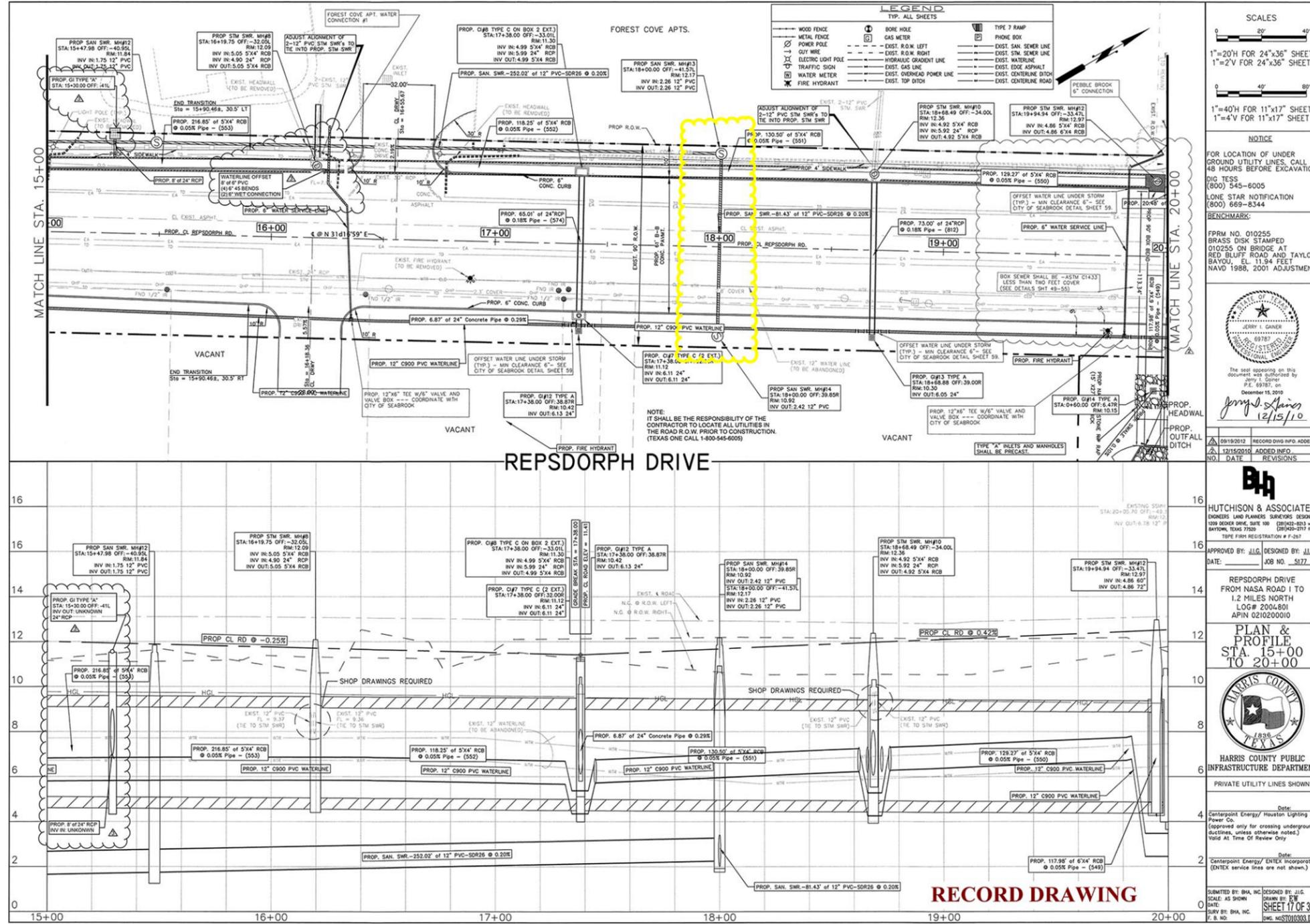
SUBMITTED BY: BHA, INC. **DESIGNED BY:** J.L.G.
SCALE: AS SHOWN **DRAWN BY:** J.W.
DATE: _____ **CHECKED BY:** J.L.G.
SERV. BY: BHA, INC. **SHEET 16 OF 309**
F. & NO. _____ **PROJ. NO. ST0102003.DWG**

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LEGEND
TYP. ALL SHEETS

WOOD FENCE	BORE HOLE	TYPE 7 RAMP
METAL FENCE	GAS METER	PHONE BOX
POWER POLE	EXIST. R.O.W. LEFT	DIST. SAN. SEWER LINE
OUT WIRE	EXIST. R.O.W. RIGHT	DIST. STIM. SEWER LINE
ELECTRIC LIGHT POLE	HYDRAULIC GRADIENT LINE	DIST. WATERLINE
TRAFFIC SIGN	EXIST. GAS LINE	DIST. EDGE ASPHALT
WATER METER	EXIST. OVERHEAD POWER LINE	DIST. CENTERLINE ROAD
FIRE HYDRANT	EXIST. TOP SIGN	

SCALES

0 20' 40'

1"=20'H FOR 24"x36" SHEET

1"=2'V FOR 24"x36" SHEET

0 40' 80'

1"=40'H FOR 11"x17" SHEET

1"=4'V FOR 11"x17" SHEET

NOTICE

FOR LOCATION OF UNDER GROUND UTILITY LINES, CALL 48 HOURS BEFORE EXCAVATION

DIG TESS (800) 545-6005

LONE STAR NOTIFICATION (800) 669-8344

BENCHMARK:

FPM NO. 010255
BRASS DISK STAMPED
010255 ON BRIDGE AT
RED BLUFF ROAD AND TAYLOR
BAYOU, EL. 11.94 FEET
NAVD 1988, 2001 ADJUSTMENT

Professional Engineer Seal for Jerry J. Harris, State of Texas, No. 99787, Exp. 12/31/2010.

Signature: Jerry J. Harris, 12/15/10

NO.	DATE	REVISIONS
09182012		RECORD DWS INFO ADDED
12152010		ADDED INFO

HUTCHISON & ASSOCIATES
ENGINEERS LAND PLANNERS SURVEYORS DESIGNERS
1200 BOKER DRIVE, SUITE 100 (281)462-8033
BAYLOR, TEXAS 77528 (281)462-2917 FAX
TYPE FIRM REGISTRATION # F-267

APPROVED BY: JLG, DESIGNED BY: JLG
DATE: _____ JOB NO. 5177

REPSDORPH DRIVE
FROM NASA ROAD 1 TO
1.2 MILES NORTH
LOG# 2006-801
APIN 021020010

PLAN & PROFILE
STA. 15+00
TO 20+00

HARRIS COUNTY TEXAS

HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT
PRIVATE UTILITY LINES SHOWN

Date: _____
Centerpoint Energy/ Houston Lighting & Power Co.
(approved only for crossing underground facilities, unless otherwise noted)
Valid At Time Of Review Only

Date: _____
Centerpoint Energy/ ENTEK Incorporated
(ENTEK service lines are not shown.)

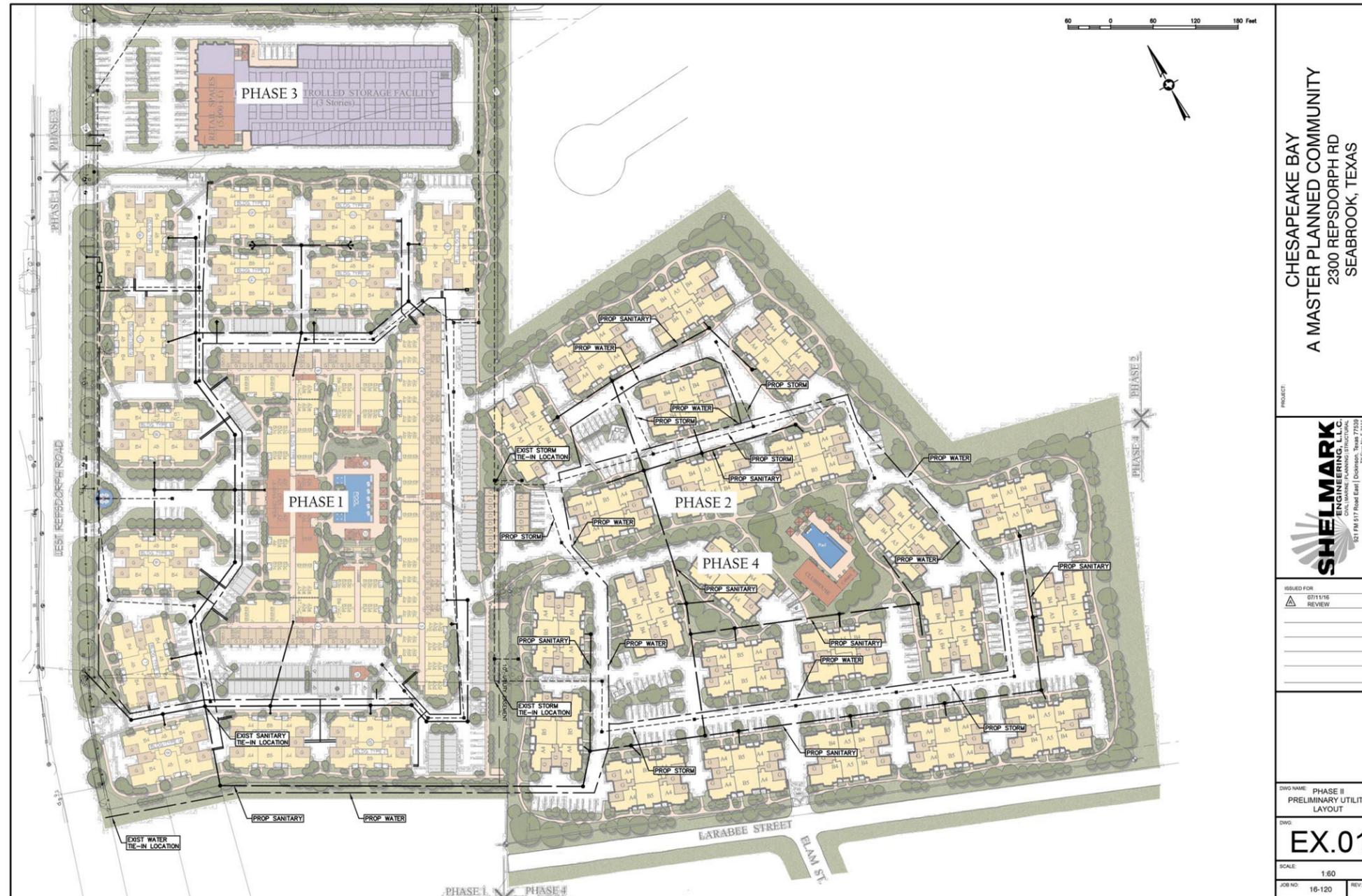
SUBMITTED BY: BHA, INC. DESIGNED BY: JLG.
SCALE: AS SHOWN DRAWN BY: JLG
DATE: _____ DATE: _____
SURV BY: BHA, INC. SHEET 17 OF 309
P. & NO. INC. H-21010333.DWG

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CHESAPEAKE BAY
A MASTER PLANNED COMMUNITY
2300 REPSDORPH RD
SEABROOK, TEXAS
WMF INVESTMENTS

SHELMARK
ENGINEERING, L.L.C.
CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL
621 FM 517 Road East | Dickinson, Texas 75709
Tel: 409.261.2115

ISSUED FOR:
07/11/16
REVIEW

DWG NAME: PHASE II
PRELIMINARY UTILITY
LAYOUT

DWG: **EX.01**

SCALE: 1:80

JOB NO: 16-120 REV: A

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AMENITY CENTER

Chesapeake Bay - A Luxury Seniors Community 6,917 s.f.

Mucasey & Associates, Architects



DATE: 7.13.2016

MUCASEY & Associates



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POOL PLAN

Chesapeake Bay - Luxury Seniors Community

Mucasey & Associates, Architects

CLUBHOUSE & CABANA

Chesapeake Bay Phase 4

Mucasey & Associates, Architects

July 13, 2016

DATE: 7.13.2016

MUCASEY
& Associates



Architects

CHESAPEAKE BAY

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EXHIBIT B-9a:

BUILDING ELEVATIONS
PHASE 1, PHASE 2 & PHASE 4



Amenity Center Detail



Clubhouse and Cabana



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EXHIBIT B-9b:
BUILDING ELEVATIONS
PHASE 3



Phase 3 Street View



Phase 3 Side View

CHESAPEAKE BAY

A Master Planned Community

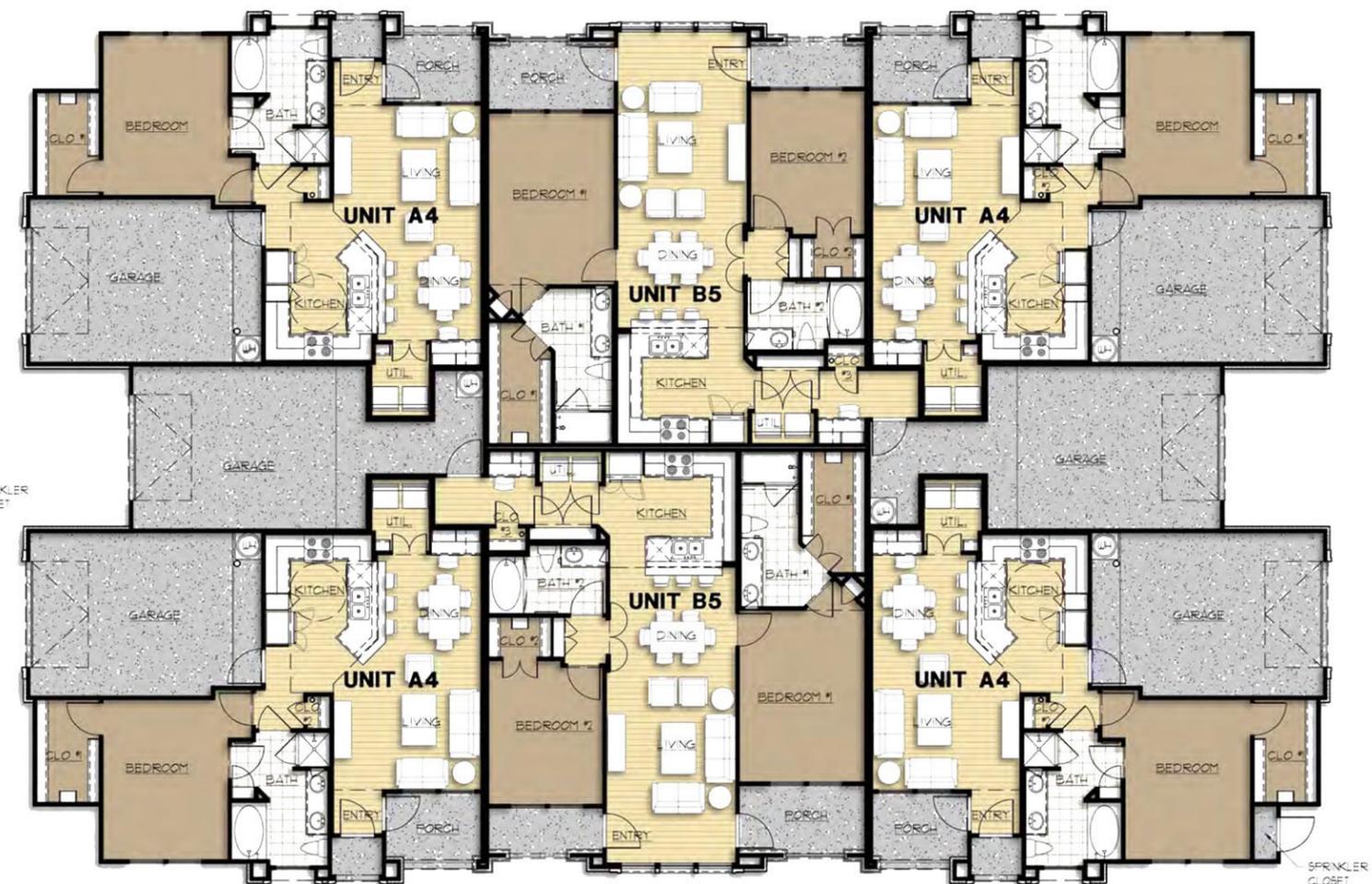
Developed by

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BUILDING TYPE 1 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects



BUILDING TYPE 2 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects

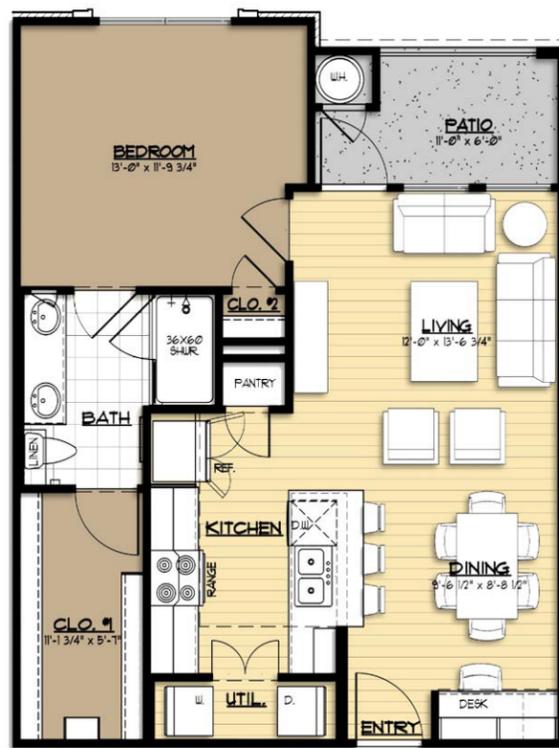
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EXHIBIT B-10b:
UNIT "A" FLOOR PLANS



UNIT "A1" - One Bedroom, 1 Bath

729 s.f.



UNIT "A2" - One Bedroom, 1 Bath

746 s.f.



UNIT "A3" - One Bedroom, 1 Bath

795 s.f.



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

798 s.f.

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UNIT "A8" - One Bedroom, 1 Bath
(H.C. Accessible)

833 s.f.

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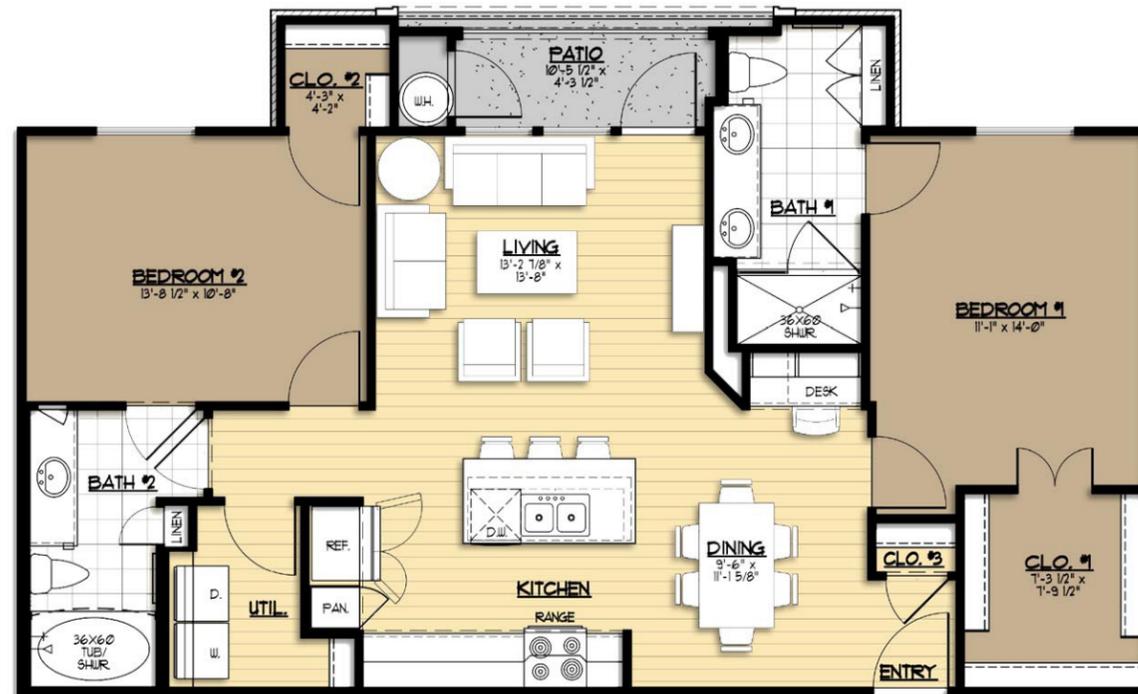
WMF INVESTMENTS

EXHIBIT B-10d:
UNIT "B" FLOOR PLANS



UNIT "B1" - Two Bedroom, 2 Bath

1,001 s.f.



UNIT "B2" - Two Bedroom, 2 Bath

1,083 s.f.



UNIT "B3" - Two Bedroom, 2 Bath

1,093 s.f.

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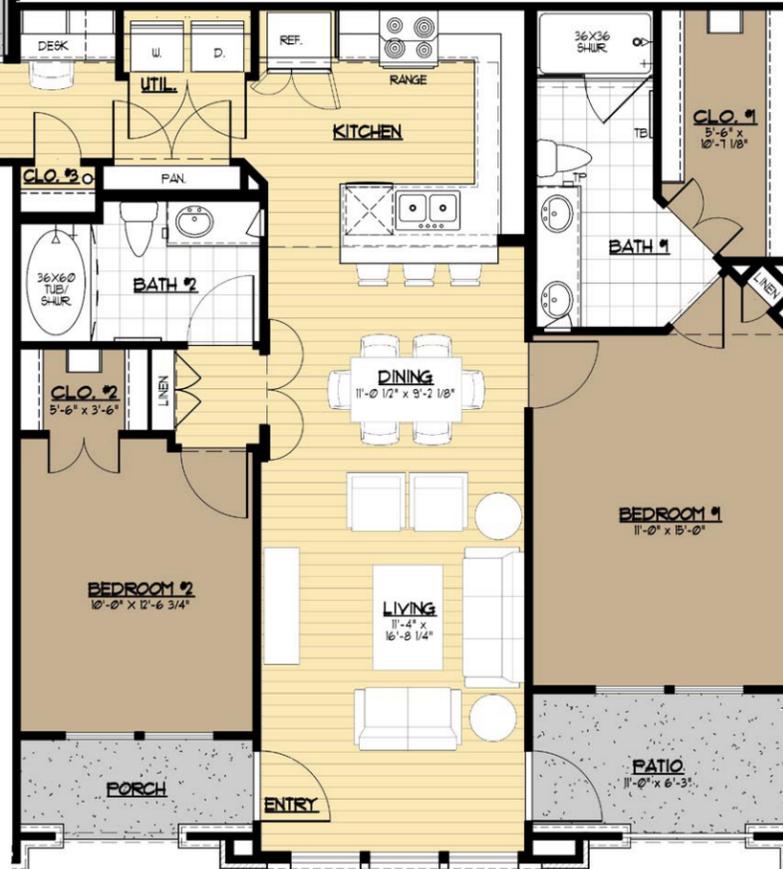
WMF INVESTMENTS

EXHIBIT B-10e:
UNIT "B" FLOOR PLANS



UNIT "B4" - Two Bedroom, 2 Bath

1,095 s.f.



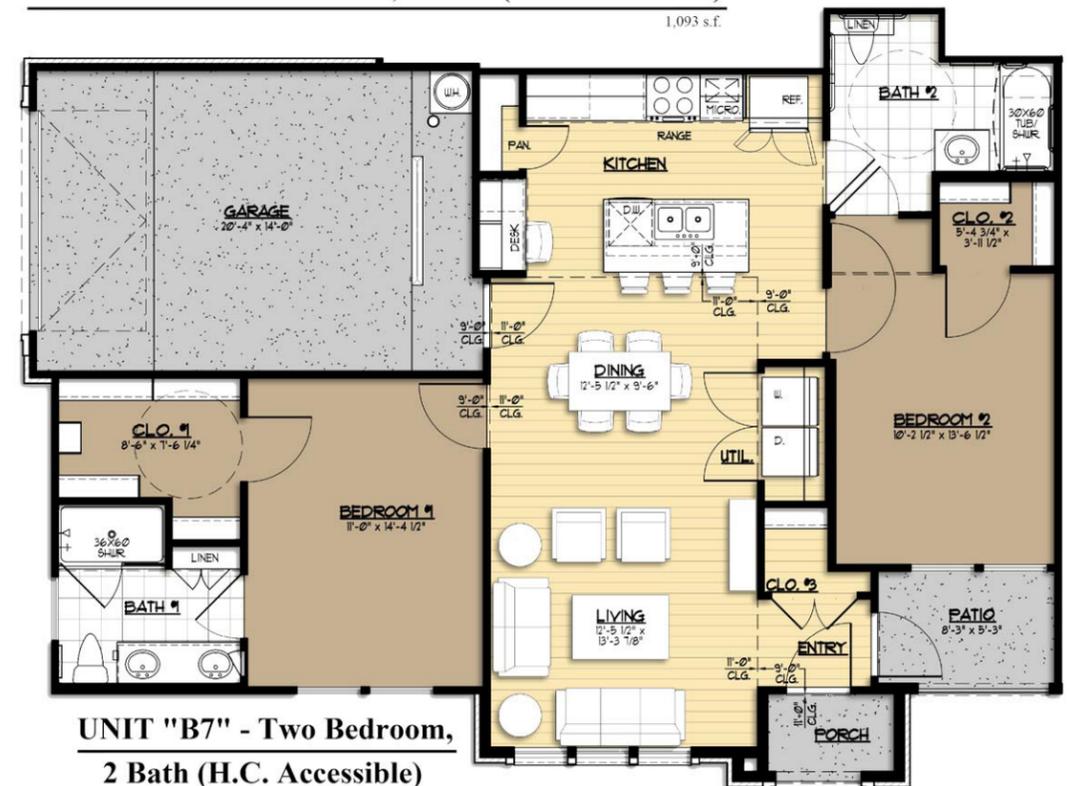
UNIT "B5" - Two Bedroom, 2 Bath

1,115 s.f.



UNIT "B6" - Two Bedroom, 2 Bath (H.C. Accessible)

1,093 s.f.



**UNIT "B7" - Two Bedroom,
2 Bath (H.C. Accessible)**

1,095 s.f.

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

PHASE 1:

- A. Second Quarter 2015: Design and plan review and approval
- B. Third Quarter 2015: Begin on site construction
- C. Fourth Quarter 2017: Construction complete
- D. Second Quarter 2017: Begin occupancy.

PHASE 2:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2017: Design and plan review and approval
- B. Fourth Quarter 2017: Begin on site construction
- C. Fourth Quarter 2018: Construction complete
- D. Fourth Quarter 2018: Begin occupancy.

PHASE 3: Commercial

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2016: Design and plan review and approval
- B. First Quarter 2017: Begin on site construction
- C. Third Quarter 2017: Construction complete
- D. Third Quarter 2017: Begin occupancy.

PHASE 4:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2018: Design and plan review and approval
- B. Third Quarter 2018: Begin on site construction
- C. First Quarter 2019: Construction complete
- D. First Quarter 2019: Begin occupancy

CHESAPEAKE BAY

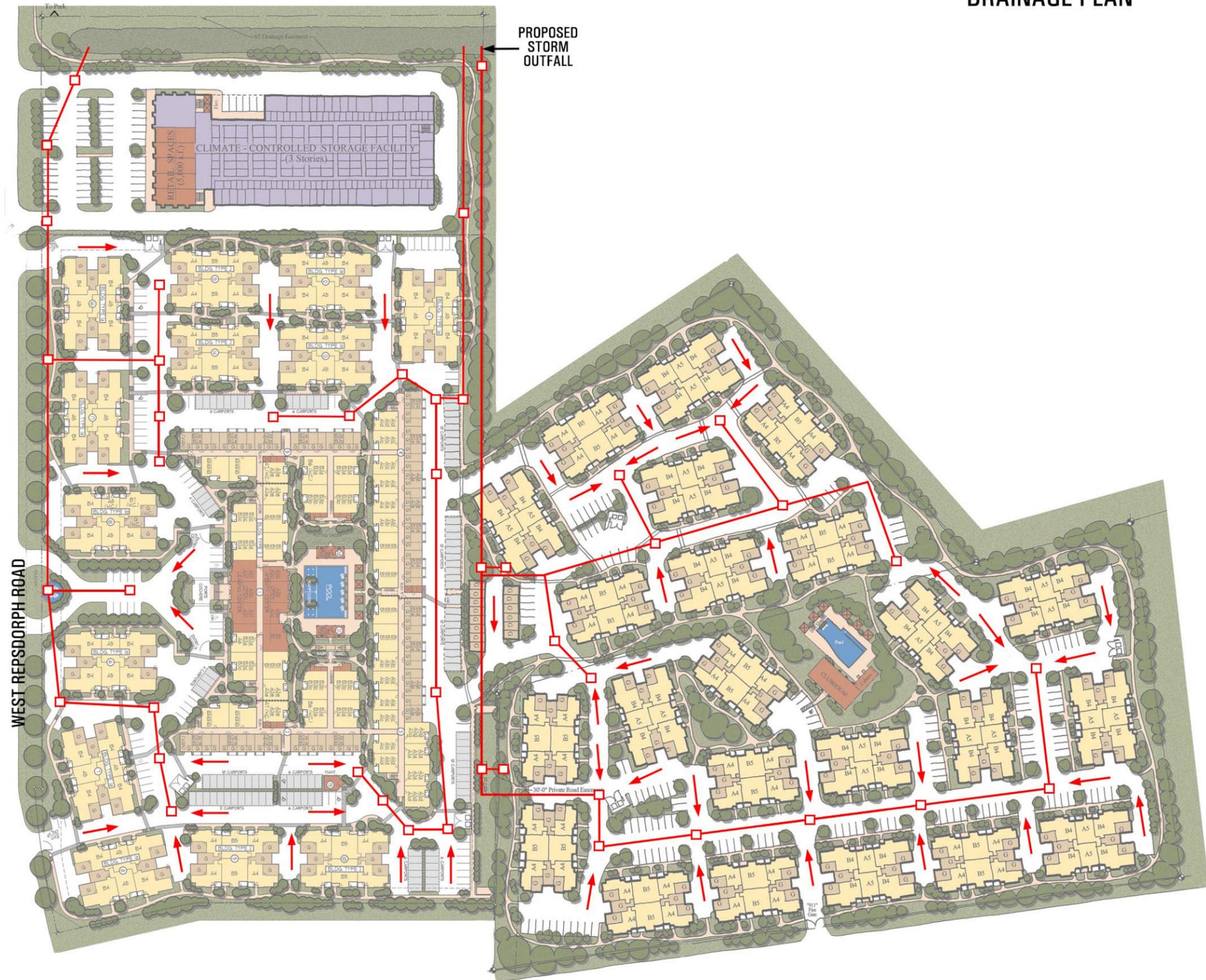
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WMF INVESTMENTS

STORM LEGEND

-  STORM INLET
-  STORM PIPE
-  DRAINAGE FLOW





*CITY
OF
SEABROOK*

AGENDA
BRIEFING

Date of Meeting: October 18, 2016

Submitter/Requestor: Sean Landis

Date Submitted: October 4, 2016

Presenter: Sean Landis

Description/Subject: Request for a permit to relocate/lower a 6" pipeline which is located near the Poly One property, 5780 State Hwy 146.

Applicant:

Dow Seadrift Pipeline Corporation

Legal Description:

Request:

Dow Seadrift Pipeline Corporation, requests a permit to relocate/lower approximately 2933 feet of 6" pipeline to a depth of approximately 30' below grade within the City limits of Seabrook.

Purpose/Need: Policy Issue Administrative Issue

The relocation is required to allow for the construction of the Union Pacific RR/Port of Houston Rail Spur.

The pipeline relocation will occur within the existing pipeline corridor that is located on the west side of State Highway 146. The pipeline will extend from just south of Poly One and extend to the most northerly limits of the City.

All components of the pipeline project will be operated with Best Managements Practices (BMP) and in accordance with the Department of Transportation Title 49, Code of Federal Regulations, Part 192 and ASME B31.4 and B31.8. The pipeline will meet or exceed all federal, state, and/or local installation requirements.

Background/Issue (What prompted this need?):

Impacted Parties (Expected/Notified):

Recommended Action:

As required by Chapter 62 of the City of Seabrook Code of Ordinance, Section 62-6(b), The Committee, which includes; the Director of Community Development, the Building Official, the Fire Chief, the Director of Public Works and the Emergency Management Director have reviewed all plans and specifications for the requested pipeline project. The Committee finds the Project to be compliant with all City Codes and Ordinances and recommends approval of the permit to relocate a 6” UCAR pipeline within the City limits of Seabrook as provided for in Exhibit A, Titled Construction Drawings.

Committee Members:

1. Sean Landis – Community Development Director/Building Official
2. Jeff Galyean – Emergency Management Director
3. Arthur Chairez – Public Works Director
4. Kevin Padgett – Assistant Public Works Director
5. Nick Kondejewski- Deputy Building Official
6. Andy Gutacker – Fire Chief

Attachments:

1. Permit Application
3. Project Cover Letter
4. Copy of the City of Seabrook Pipeline Ordinance
5. Exhibit A., Engineered Construction Drawings including Profiles

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

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

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

Consent Agenda

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.

Suggested Motion:

As required by Chapter 62 of the City of Seabrook Code of Ordinance, Section 62-6(b), the committee, which includes; the Director of Community Development, the Building Official, the Fire Chief, the Director of Public Works and the Emergency Management Director have reviewed all plans and specifications for the requested pipeline project. The Committee finds the Project to be compliant with all City Codes and Ordinances and recommends approval of the permit to relocate a 6” UCAR pipeline within the City limits of Seabrook as provided for in Exhibit A, Titled Construction Drawings.

Committee Members:

1. Sean Landis – Community Development Director/Building Official
2. Jeff Galyean – Emergency Management Director
3. Arthur Chairez – Public Works Director
4. Kevin Padgett – Assistant Public Works Director
5. Nick Kondejewski- Deputy Building Official
6. Andy Gutacker – Fire Chief

Attachments:

1. Permit Application
3. Project Cover Letter
4. Copy of the City of Seabrook Pipeline Ordinance
5. Exhibit A., Engineered Construction Drawings including Profiles

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.

City of Seabrook
1700 1st St.
Seabrook, TX 77571

Community Development Department
PIPELINE PERMIT APPLICATION

Phone: 281.291.5669
Fax: 281.291.5690
www.seabrooktx.gov

1. PIPELINE PROJECT DATA:

Project Name: 6" UCAR Relocate to accomodate the Port of Houston Authority

Project Origin: 5780 Highway 146 Project Destination: 5780 Highway 146

Pipeline Diameter: 6" Pipeline Commodity: Ethylene

Normal Operating Pressure: 850-1525 PSI; Max. Operation Pressure 1525 PSI; Max. Allowable Temp. N/A

2. PIPELINE OWNER:

Owner Name: Seadrift Pipeline Corporation

Owner Address: PO BOX 4286 Houston, Texas 77210-4286

Owner Phone: 281-966-4058 Owner Fax: _____

Owner Email: RightoWay@dow.com

3. PERMIT APPLICANT (Owner's Agent):

Company Name: Seadrift Pipeline Corporation

Company Address: 1254 Enclave Parkway Houston, Texas 77077

Agent Name: Jeff R. Cash Agent Title: Sr. ROW Agent

Agent Phone: 281-966-4581 Agent Fax: _____

Agent Email: jcash@dow.com

4. PIPELINE CONTRACTOR:

Company Name: EMS USA, Inc.

Company Address: 2000 Bering, Suite 600

Primary Contact Name: Adria Lapham Primary Contact Title: _____

Primary Contact Phone 1: 713-963-7677 Primary Contact Phone 2: 361-798-6527

Primary Contact E-Mail: adria.lapham@emsusainc.com

5. 24-HOUR EMERGENCY CONTACTS:

Primary Contact Name: Control Center Primary Contact Title: N/A

Primary Contact Phone 1: 1-888-278-3413 Primary Contact Phone 2: _____

Primary Contact E-Mail: N/A

Secondary Contact Name: Control Center Secondary Contact Title: N/A

Secondary Contact Phone 1: 1-888-278-3414 Secondary Contact Phone 2: _____

Secondary Contact E-Mail: N/A

6. APPLICATION CHECKLIST & SUPPORTING DOCUMENTATION (Check applicable boxes):

<input type="checkbox"/> COMPLETE ITEMS 1-6 OF PERMIT APPLICATION	<input type="checkbox"/> ATTACH PIPELINE APPLICATION FEE OF \$1,000.00
<input type="checkbox"/> SUBMIT PROJECT PLANS (3 HARDCOPIES –OR–DIGITAL .PDF)	<input type="checkbox"/> PRINT & SIGN APPLICANT NAME BELOW
<input type="checkbox"/> ATTACH SIGNED STATEMENT OF COMPLIANCE (62-2.10)	SCHEDULED START DATE OF CONSTRUCTION: <u>1-1-2017</u>
<input type="checkbox"/> ATTACH SIGNED STATEMENT OF REPOSITIONING REQUIREMENT (62-2.11)	ESTIMATED DURATION OF CONSTRUCTION: <u>1-31-2017</u>
<input type="checkbox"/> ATTACH SIGNED STATEMENT OF NOTIFICATION REQUIREMENT (62-2.12)	

APPLICANT'S PRINTED NAME: Jeff R. Cash APPLICANT'S SIGNATURE: Jeff R. Cash Digitally signed by Jeff R. Cash
Date: 2018.08.16 10:13:56 -05'00'

(STAFF USE ONLY): PERMIT NO: _____

PERMIT APPROVED BY: _____ DATE OF APPROVAL: _____



Seadrift Pipeline Corporation

Jeff Cash
(281) 966-4581

P. O. Box 4286
Houston, TX 77210-4286
1254 Inclave Parkway
Houston, TX 77077

August 30, 2016

City of Seabrook
1700 1st Street
Seabrook, Texas 77571
Attn: Sean Landis, Deputy City Manager

RE: Application fee for the newly relocated 6" UCAR at Poly One property located at 5780 Highway 146 in Seabrook, Texas.

Mr. Sean Landis,

Enclosed please find Seadrift Pipeline Corporation's Check No. 2200349109 in the amount of One Thousand and 00/100 Dollars (\$1,000.00) in consideration for the application fee for the newly relocated 6" UCAR Pipeline at Poly One.

You will also find included the Pipeline Permit Application and associated maps for the proposed horizontal directional drill for the 6" UCAR Pipeline crossing of Union Pacific RR Spurs in Harris County, Texas.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Jeff Cash

Jeff Cash
Sr. Right of Way Agent

Enclosures

ARTICLE 1. AMENDMENT TO THE CODE.

The Seabrook City Code is hereby amended by adding a new Chapter 62 entitled "Pipelines" as indicated below.

Section 62-1. Declaration of policy.

The City Council declares that the policy of the city in the manner of granting to any person the privilege to construct, operate and maintain any pipe or pipeline within the jurisdiction of the city for the purpose of thereby transporting oil, gas, brine or any other liquid or gaseous substance whatsoever shall be stated in this chapter. The provision of this article shall be administered by the Director of Community Development or designee.

Section 62-2. Definition of terms.

All terms used herein shall be taken in their ordinary signification except the following:

City shall mean the City of Seabrook now incorporated and as hereafter expanded by annexation or consolidation.

Commodity shall mean any liquid or gaseous substance or other product capable of being transported through a pipeline and which is, or may become, flammable, toxic or otherwise hazardous to human, animal or plant health and/or life.

Director shall mean the director of community development or designee.

Permittee shall mean the person to whom a permit is issued under the provisions of this ordinance.

Person shall mean an individual, corporation, partnership, association or any other entity, however organized.

Pipeline shall mean any pipeline or part thereof, including pipe, valves and any appurtenances thereto, which is used for the transportation of a commodity into, across, under or over the city.

Relocation shall mean the horizontal or vertical movement of a pipeline.

Reposition shall mean the movement of a pipeline when such movement is necessary for the public construction or public improvement: construction, maintenance and improvement of streets, water lines, sanitary sewer lines, storm sewers, ditches and public utilities.

Review Committee shall mean the director of community development, the building official, the city engineer, the fire chief/marshal, the director of public works, and the emergency management coordinator or their designees.

Section 62-3. Exemption.

This chapter shall not extend to:

- (1) Any person now or hereafter providing natural gas service for residential and business use only within the city pursuant to a franchise from the city as a gas distribution utility;
- (2) Raw or potable water pipelines, valves and appurtenances; or
- (3) City, county or state agencies for storm drainage or sanitary sewer service pipelines, valves and appurtenances, except industrial wastes transported by pipeline to treatment facilities outside the corporate city limits.

Section 62-4. Permit required.

No person shall commence the construction, relocation or reposition of a pipeline within the city without a permit being obtained from the city for such pipeline under the terms of this chapter.

Section 62-5. Application for permit.

A person desiring a permit shall submit a written application to the director and concurrently there with shall pay a non-refundable fee to the city. The application form, which can be obtained from the director, shall be submitted to the director, in duplicate, with the following information contained thereon:

- (1) The name, business address and telephone number of the pipeline owner and operator.
- (2) The names, titles and telephone numbers of the following persons:
 - a. The person submitting the information;
 - b. The principal contact for submittal of information; and
 - c. The 24-hour emergency contact (and an alternate 24-hour contact), who
 1. Can initiate appropriate actions to respond to a pipeline emergency;
 2. Has access to information on the location of the closest shutoff valve to any specific point in the city or its jurisdiction; and
 3. Can furnish the common name of the material then being carried by the pipeline.
- (3) The origin point and destination of the pipeline being constructed, adjusted, relocated, replaced, repositioned or repaired.

- (4) A description of the commodity(s) to be transported through the pipeline. A copy of the material safety data sheets for the commodity(s) shall be included with the submittal if the owner or operator is required by federal or state law to have material safety data sheets available.
- (5) The maximum allowable operating pressure on the pipeline as determined according to the U.S. Department of Transportation and State Railroad Commission procedures or the maximum design strength for unregulated pipelines, if applicable.
- (6) The normal operating pressure range of the pipeline.
- (7) The maximum allowable temperature under which the substance or product may be pumped or otherwise caused or permitted to flow through any and all of the particular portions of the pipeline, if applicable.
- (8) Engineering plans, drawings, maps with summarized specifications showing the horizontal pipeline location, the pipeline covering depths and location of shutoff valves within the corporate limits of the city. A minimum of two (2) emergency shut off valves shall be required at entry and exit points for new construction. The location of shutoff valves must be known in order for emergency responders to clear the area for access to the valves. To the extent that information can be reasonably obtained, drawings shall show the location of other pipelines and utilities that will be crossed or paralleled within five feet.
- (9) A summary description of the time, location, manner, means and methods of the proposed construction, including but not limited to the following:
 - a. Detailed cross section/profile drawings for all public way crossings if requested by the Director;
 - b. A plan accurately showing the location, course and alignment of the proposed pipeline, including valve locations (existing and proposed), and all public ways in which the proposed pipeline shall be laid, provided that the degree of accuracy shall not be required to exceed the accuracy which can be practicably achieved by using United States Geological Survey (USGS) maps.
- (10) A statement that the pipeline will comply with the applicable standards required by this chapter as well as all applicable federal, state and local laws and regulations.
- (11) A statement that the permittee shall, at any time in the future, where such pipeline or portion thereof crosses or is laid within, under or across any street, road or utility right of- way, drainage way or public way existing or projected at the time the permit is issued, reposition such pipeline (which shall include lowering or raising the pipeline, as well as casing it, if required) at the permittee's sole expense, when the city reasonably requires such action incidental to public construction or public improvement: Construction, maintenance and improvement of streets, water lines, sanitary sewer lines, storm sewers, ditches and public

utilities. The city shall give the permittee prior written notice of the need for repositioning location, and such notice shall be mailed certified mail, return receipt requested, to the permittee as designated in the application. The permittee shall have six months to complete such repositioning.

- (12) A statement that the permittee shall notify the director at least 48 hours prior to performing any scheduled repairs or maintenance on the pipeline. For unscheduled emergency repairs or maintenance, taken to protect the public health, safety or welfare, the permittee shall notify the city police department dispatcher as soon as practical but no later than one hour after commencing repairs or maintenance.

The director expressly reserves the right to require the submission of additional information if the director reasonably deems the information necessary to meet the requirements of this chapter. Such supplemental information shall be submitted by the permittee to the director within ten days, excluding weekends and city holidays, of the permittee's receipt of the director's written request. While awaiting the requested information, the period in which the city must process the application shall be suspended.

Section 62-6. City Council Consideration.

- (a) Within 30 days from the date on which the completed permit application and associated fees are received at the official address for the director, the review committee shall advise the applicant whether, based on the committee's professional judgment, the contemplated installation, adjustment, relocation or replacement is in compliance with this chapter. If the committee does not deem the contemplated installation to be in compliance with this chapter, the committee shall specifically notify the applicant of any deficiencies found.
- (b) After the notice described in subsection (a) of this section is given to the applicant, the director, based upon the assessment of the committee as to compliance with this chapter, shall report to the city council upon their examination of such application and plans, including such changes in the plans as the applicant may have made upon their suggestion, with their recommendations as to the granting or denying of the permit application, based upon compliance or noncompliance with this chapter, at the next regularly scheduled council meeting for which adequate notice may be given. The director shall in such report and recommendation state whether the proposed course or alignment of the line and depth at which it is proposed to be laid through undeveloped or unplatted areas is, to the extent economically feasible, consistent with the probable future development of such areas, location and opening of future streets, and laying of water, sanitary sewer and storm sewer lines incident to such probable future development.
- (c) After the report and recommendation is made to the city council, the city council shall promptly approve such application if it meets all applicable city, state and federal requirements as well as all of the terms and conditions of this chapter and shall thereupon issue a permit.

Section 62-7. Permits.

Upon approval, permits shall be executed in duplicate originals by the director. One duplicate original shall be delivered to the permittee and the other shall be retained by the city. A copy of the

permit shall be conspicuously displayed at each point where the pipeline construction, relocation or repositioning intersects any public street, right-of-way, easement or public property within the corporate limits of the city.

Section 62-8. Permit transference.

Permits may be transferred after prior written notice to the director, on a form provided by the director, which notice shall set forth the full name and address of the transferee, the full name and address of the transferee's registered agent or owner (if an unincorporated entity) and an agreement that the transferee shall be bound by all provisions of the application and permit as originally acted upon and granted by the city. The transfer application shall be signed by an authorized officer, owner or representative of both the transferor and transferee and shall be accompanied by a non-refundable transfer fee.

Section 62-9. Permit fees .

- (a) Every permit requested under the terms and conditions of this chapter, with the exception of those permits necessitated due to a repositioning of a pipeline at the request or required by the city or another governmental entity, shall provide for the payment by the applicant to the city of a non-refundable application fee of \$1,000.00 per pipeline.
- (b) Every permit granted under the terms and conditions of this chapter shall provide for the payment of an annual fee thereafter in the amount of \$2,500.00 per pipeline per year, payable annually in advance on or before July 1 of each year.
- (c) Every permit transfer request shall be accompanied by a non-refundable transfer fee of \$500.00.

Section 62-10. Permit expiration.

If construction, relocation or reposition of the pipeline does not commence within one year from the date of the permit, the permit shall be void unless the permittee makes written application for an extension. The city council may grant an extension for no more than one additional year.

Section 62-11. Abandonment.

- (a) If a permit is not renewed by payment of the required fees as provided in Section 62-9 and current proof of insurance/financial responsibility as provided in Section 62-14 and subject to sixty (60) days notification to the permittee, all facilities owned by the permittee within the city will be deemed to have been abandoned.
- (b) Pipelines abandoned by permittee after the date of this chapter shall have their permit voided and shall not thereafter be subject to the terms of this chapter except as follows:
 - (1) The owner or operator shall report to the director, in writing, the abandonment of a pipeline that has been permitted in accordance with this chapter.
 - (2) all known abandoned pipelines shall be purged, disconnected from all sources or suppliers of gas, hazardous liquids and chemicals and shall be capped or sealed at each end within the city limits.

Section 62-12. Construction requirements.

All pipelines shall be constructed in accordance with the following guidelines:

- (1) All pipelines shall be constructed in accordance with the latest applicable minimum standards, if applicable, established by the United States Department of Transportation, Texas Railroad Commission, or any other entity having regulatory authority over pipeline safety and construction matters.
- (2) All pipelines shall be buried to specified depths, as follows:
 - a. Pipelines which run under or within 20 feet of any street or streets and/or any proposed street which has been designated on the master plan for the city or the official city map of the city, shall be buried to a depth of at least six feet measured between the top of the pipeline and the natural surface of the ground.
 - b. Pipelines which run under any ditch and/or drainage area or structure shall be buried to a depth of at least five feet measured between the top of the pipeline and the ultimate channel or structure depth. Permittee is responsible for determining the ultimate depths from the appropriate agency and reporting said information with permit application.
 - c. Pipelines for areas not mentioned in subsections a or b above shall be buried to a minimum depth of four feet measured between the top of the pipeline and the natural surface of the ground. Provided further, if at any particular point or points the director determines that a greater or lesser depth be required, such permit shall not be granted except upon agreement by the permittee to comply with such depth requirement.
- (3) All pipelines shall cross public streets, public properties and public rights-of-way as closely as possible to a right (90°) angle.
- (4) All public streets, roads and ways in existence at the time of construction of a pipeline shall be bored under and shall not be cut for the purpose of constructing, relocating or repositioning a pipeline.
- (5) All pipeline related excavations in any public right-of-way shall be backfilled in a manner satisfactory to the city; and if after once refilling such excavation the earth within the excavated area settles so as to leave a depression, the permittee shall be required to make further necessary fills as ordered by the city. All areas shall be graded and maintained so as to provide drainage of the area.
- (6) The permittee shall be required to repair all portions of any street across or along and under which pipelines are laid and place the same in as good a state of repair and condition as they were at the time the construction, repair or removal was commenced, such repairs to be to the satisfaction of the city.
- (7) Upon completion of the pipeline, the permittee shall provide the director with three as built (or record) drawings of the pipeline, showing the route, distances and shut-off valve locations. These drawings shall be submitted in digital format acceptable to the city.

Section 62-13. Pipeline location.

- (a) Where feasible, a new pipeline shall be located within existing pipeline corridors. The feasibility of locating new pipelines in established corridors in the city shall be considered from the perspective of the pipeline owner or operator, taking into consideration the following:
- (1) The availability and cost of corridor space;
 - (2) The availability and cost of right-of-way to and from the corridor;
 - (3) Technical, environmental, safety, efficiency and cost issues related to building, operating and maintaining both the portion of the pipeline that would be located in the corridor and the lengths of pipeline required to gain access to and from routing through a corridor;
 - (4) Any delays in right-of-way acquisition or pipeline construction that may result from routing through a corridor;
 - (5) The availability of an alternative right-of-way to the owner or operator; and
 - (6) All other matters that a prudent pipeline owner or operator would consider in selecting the route for a new pipeline.

Provided that the owner or operator has considered in good faith the use of existing corridors within the city, the determination of the owner or operator as to the feasibility shall be determinative, unless there is clear and convincing evidence that contradicts the conclusion of the owner or operator as determined by the city.

- (a) When it is not feasible for a new pipeline to be located within an existing corridor, the pipeline shall, to the extent practical:
- (1) Follow property boundaries of fee parcels or existing easements to avoid unnecessary fragmentation of land and avoid diagonal routes that would create slivers of land between public ways, except if following:
 - a. Manmade or topographical features is in the public interest;
 - b. Boundary lines or existing easements is impractical under the circumstances;
 - c. Boundary lines or existing easements poses safety concerns; or
 - d. Boundary lines or existing easements would not be feasible.
 - (2) Avoid areas of unique recreational or aesthetic importance, environmentally sensitive areas and areas of historical or cultural significance, unless appropriate mitigation measures are undertaken to the satisfaction of the director; and
 - (3) Avoid conflict with existing or planned urban development's as well as the location of planned future streets and laying of planned water, sanitary sewer and storm sewer lines, structures and ditches incident to such future development.

Section 62-14. Liability.

A condition of granting any permit shall include that the permittee indemnify and hold harmless the city, to defend, indemnify, and hold harmless the city from all damages, costs, expenses, and attorney fees for all claims and suits including claims for death, personal injury, and property damage, arising out of, or connected with, the construction, relocation, repositioning, maintenance, operation, repair or removal of any part or all of such pipeline within any public right-of-way or easement, whether or not caused in whole or in part by the negligence of the city, its agents, or employees.

- (1) Except in an emergency, the permittee shall notify the director 48 hours before commencing at any time excavation in any portion of any said unpaved or unimproved street, and not wholly close any street, but shall at all times maintain a route of travel along and within such roadway area, to the extent such travel was allowed prior to the excavation.
- (2) In the event of an emergency, it being evident that immediate action is necessary for the protection of the public and to minimize property damage and loss of investment, the permittee may, at his/her own responsibility and risk, make necessary emergency repairs, notifying the city police dispatch of this action as soon as practical, but not later than one hour after commencing repairs or maintenance.

Section 62-15. Insurance and bonding requirements.

- (a) A permittee shall furnish, prior to any construction, repair, adjustment, relocation, reposition, replacement or transfer in ownership, and shall further maintain at all times during the life of the permit, commercial general liability insurance for bodily injury and property damage, including explosion, collapse and underground hazard, coverage in the minimum combined single limit amount of \$10,000,000 as it pertains to all pipelines or other facilities owned by the permittee in the public way in the jurisdiction. Such policy shall name the city, its officers, agents and employees as additional insureds.
- (b) A certificate of insurance, or policy of insurance if requested by city, specifying the coverage required in subsection (a) of this section with an insurance company having acceptable insurance rating shall be furnished to the director prior to the issuance of any permit. Such certificates of insurance shall provide that at least 30 days prior written notice for the termination or modification of the required insurance shall be given to the city.
- (c) In lieu of liability insurance, a permit applicant shall furnish evidence of financial responsibility which demonstrates the applicant's qualifications as a self-insurer. Such evidence may take the form of the most recent corporate financial report which is acceptable to the city council as giving assurance of the applicant's financial ability to comply with the requirements of this section.

Section 62-16. Pipeline permit updates.

It shall be the responsibility of the permittee to provide, in writing, updated information on the following aspects of each permit:

- (1) Name and mailing address of the pipeline owner.

- (2) Name and telephone number of two officers or persons available on a 24-hour basis who can furnish or obtain immediately, information as to the pressure at the point or points of input nearest to the city and the common name of the commodity carried by the pipeline.
- (3) A description of the commodity(s) being transported through the pipeline. A copy of the material safety data sheets for the commodity(s) shall be included with the update if the owner or operator is required by federal or state law to have material safety data sheets available.

This information will be provided with the annual update or upon transference or any change in ownership.

Section 62-17. Pipeline signs

Every pipeline, new or existing, within the corporate limits of the city, shall bear at all times, in plain, indelible lettering, signs denoting the ownership of said pipeline, permanently affixed in the pipeline right-of-way where said pipeline right-of-way crosses public streets, public properties or public rights-of-way.

Section 62-18. Penalty.

Any violation of any section, subsection or part of this chapter shall be deemed a misdemeanor and such violation thereof during all or any portion of any day shall be a separate offense and misdemeanor; and upon final conviction, every person, firm, association, corporation or partnership guilty of such violation shall be fined in a sum not more than \$2,000.00 per each day of violation, a fine not to exceed \$5,000.00 for violation of any provision relating to point source effluent limitations or discharge of pollutant, or the maximum amount provided by law, whichever is greater.

Section 62-19. No grant of city easement; no assumption of responsibility by city.

- (1) Nothing in this chapter grants permission for the use of any street, right-of-way or property of the city, and any such use shall be subject to the city at its sole discretion.
- (2) Nothing in this chapter shall be construed as an assumption by the city of any responsibility of an owner or operator of a pipeline not owned by the city, and no city officer, employee or agent shall have authority to relieve an owner or operator of a pipeline from their responsibility under this chapter.

ARTICLE 2. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount as provided in Section 1-15 "General Penalties; Continuing Violations", the City Council specifically finding that this Ordinance governs public health and safety. Each day of violation shall constitute a separate offense.

ARTICLE 3. REPEAL OF CONFLICTING ORDINANCES.

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

ARTICLE 4. SEVERABILITY.

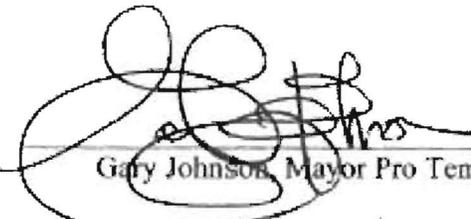
In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance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

ARTICLE 5. NOTICE BY PUBLICATION.

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

Approved on first reading this 3rd day of June 2014.

Approved on second and final reading this 17th day of June 2014.



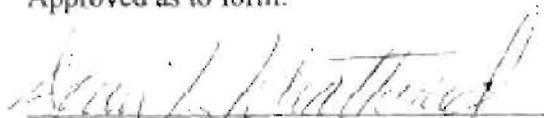
Gary Johnson, Mayor Pro Tem

ATTEST:



Michele L. Glaser, TRMC
City Secretary

Approved as to form:



Steven L. Weathered
City Attorney



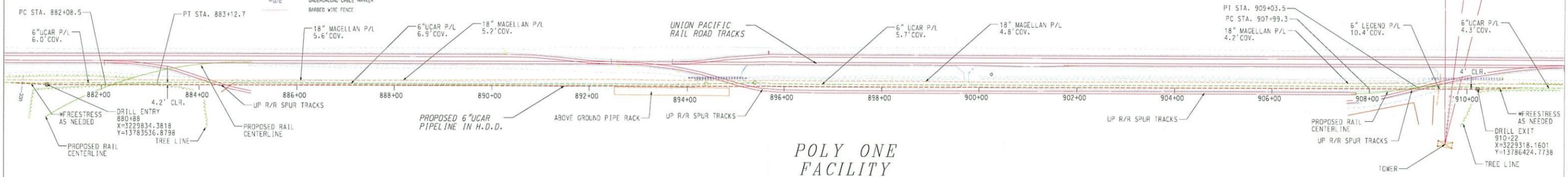
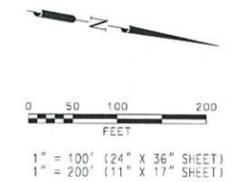
- NOTES:
- 1) ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE (NAD 83)).
 - 2) ALL DISTANCES SHOWN ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999973880).
 - 3) PIPELINE LOCATION AND DEPTH OF COVER WAS DETERMINED BY PHYSICALLY PROBING THE PIPELINE AND RECORDING THE COVER.
 - 4) THE PURPOSE OF THIS SURVEY IS TO LOCATE THE INDICATED PIPELINE IN RELATION TO THE EXISTING AND PROPOSED TOPOGRAPHIC FEATURES. NO EFFORT WAS MADE TO PERFORM A LAND SURVEY AS DEFINED IN "LAND SURVEY PRACTICES ACT".
 - 5) PIPELINE STATIONS ARE RELATIVE TO THE AS-BUILT ALIGNMENT FOR THE DOW PIPELINE 6" UCAR. DOW DWG NO. GCPL-TEXAS CITY TO GROVES, 6IN-008. AND ARE BASED ON THE EXISTING M.V. # 6 AT STATION 985+95.

LEGEND

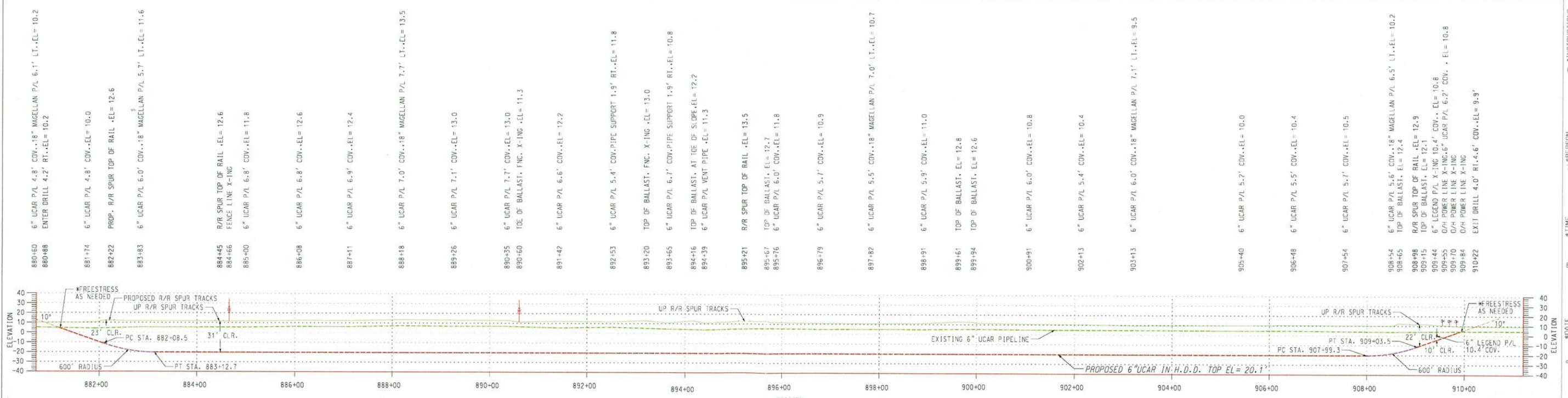
○	VALVE
⌒	90° OVERBEND OR SAGBEND
⌒	45° OVERBEND OR SAGBEND
—	PIPELINE MARKER
—	TEST LEAD
○	VENT
○	STUB-UP
—	FLANGE
—	END OF PIPELINE
—	BELOW GRADE PIPELINE
—	ABOVE GROUND PIPELINE
—	℄ OF PROPOSED PIPELINE
—	RAILROAD TRACK
—	TOP BANK
—	TOE OF SLOPE
—	TREE LINE
—	POWER POLE
—	GUY ANCHOR
—	OVERHEAD WIRE
—	UNDERGROUND CABLE
—	UNDERGROUND CABLE MARKER
—	BARBED WIRE FENCE

HARRIS COUNTY TEXAS

SOUTHERN PACIFIC TRANS. COMPANY (T. & N.O.R.R.)



POLY ONE FACILITY



PROFILE LOOKING WEST
 REFER TO PLAN VIEW THIS SHEET
 1" = 100' HORIZONTAL 1" = 200' HORIZONTAL
 1" = 50' VERTICAL 1" = 100' VERTICAL
 (24" X 36" SHEET) (11" X 17" SHEET)

PROPOSED PIPE LENGTH = 2933.7'

FOR CLIENT APPROVAL

REV. MARK	REVISION	BY	CHK	APP	DATE	REV. MARK	REVISION	BY	CHK	APP	DATE	DRAWING ISSUE RECORD		DESIGNED	NO. OF PROJECT P.E. SEAL	PLANT NO.
												DRAWN: SB 3/28/16 CHECKED: SB 3/28/16 APPROVED: SB 3/28/16 PROJ. SURV: STEVE BARKER MISC. REP: LYNN VICKERS	THE DOW CHEMICAL COMPANY TEXAS OPERATIONS PROPOSED HORIZONTAL DIRECTIONAL DRILL FOR THE 6" UCAR PIPELINE CROSSING OF UNION PACIFIC R/R SPURS, HARRIS COUNTY, TEXAS CHARGE NO. PENDING SCALE AS SHOWN B2-UCAR HDD-PENDING	PROJECT SEAL PLANT NO.		

Doyle & Wachtstetter, Inc.
 Surveying and Mapping GPS/GIS
 131 COMMERCE STREET, CLUTE, TEXAS 77531
 OFFICE: 979.265.3622 FAX: 979.265.9940

CIV

HARRIS COUNTY

ENGINEERING DEPARTMENT
General Services

10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 274-3900

October 5, 2016

Mayor Glenn Royal
City of Seabrook
1700 First Street
Seabrook, Texas 77586

SUBJECT: Transmittal of Agreement between Harris County and the City of Seabrook for administration and implementation of a regional watershed protection education program

Dear Mayor Royal:

Enclosed please find three court approved original Interlocal Agreements between Harris County Public Infrastructure Department and the City of Seabrook to provide the city with administration and implementation of a regional watershed protection education program.

The agreement and contract is in the amount of \$6,334.56. The term will run for an entire year effective September 1, 2016 through August 31, 2017. This is the standard contract term for all regional partners.

Please sign all three agreements and return two originals to our office. In accordance with the agreement, please forward a check made payable to Harris County in the amount of \$6,334.56.

If you have any questions, please contact Dimetra Hamilton at 713-274-3745.

Sincerely,



Alisa Max, P.E.
Manager, General Services

Attachments – 3 original agreements
cc: Arthur Chairez, Director of Public Works

MEMO

To: Veronica Thomas,
Engineering Department

From: James Hastings, Assistant Director
Commissioners Court Records

Subject: **Agreement with the City of Seabrook**

Date: September 27, 2016

Attached you will find three originals of the above referenced agreement as approved in Commissioners Court September 27, 2016.

Would you please obtain the original signatures of the other party and return one original to our office for the official files of Commissioners Court Records. I have taken the liberty of marking an original for return.

I appreciate your assistance in this process. Thank You.

If you have any questions or need any assistance, please do not hesitate to phone me directly at 713-274-1300.

INTERLOCAL AGREEMENT
(Storm Water Quality Public Education Funding)

1. PARTIES

- 1.1 Parties. The Parties to this Interlocal Agreement (“Agreement”) are **Harris County**, a body corporate and politic under the laws of the State of Texas (“County”), on behalf of its Harris County Engineering Department (“HCED”) and **City of Seabrook**, a municipal corporation, organized and existing by virtue of the Laws of the State of Texas (“City”). This Agreement is entered into pursuant to Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act, in order to increase the efficiency and effectiveness of local government.

2. PURPOSE

- 2.1 Description. The United States Environmental Protection Agency (“EPA”) has promulgated regulations requiring operators of discharges from certain municipal separate storm sewer systems (MS4s) to obtain National Pollutant Discharge Elimination System (“NPDES”) permits for storm water discharges to waters of the United States. Pursuant to Part III (A)(1) of General Permit No. TXR040000 of the Texas Pollutant Discharge Elimination System, subject MS4s are required to implement a public education and outreach program on storm water impacts. The County and the City are responsible under the regulations and permits applicable to each for public education programs. Therefore, the City and the County desire that the County administer, in accordance with this Agreement, a regional public education services program related to storm water quality and other related issues that impact the water quality of our local watersheds in regard to, but not limited to, dissemination of information regarding (a) prevention of litter; (b) proper management of pesticides, herbicides, and fertilizers; (c) public reporting of illicit discharges; (d) proper management of used oil and household hazardous wastes; and (e) proper construction methods.

3. SCOPE OF WORK/SERVICES AND DELIVERABLES

- 3.1 Specific Project, Program, work, products, services, licenses and/or deliverables. HCED shall provide the work, products, services, licenses and/or deliverables required to be provided by HCED and as set out in this Agreement and in any **Attachment A and all other referenced attachments** attached and incorporated in this Agreement (all together referred to as the “Program”). The provisions in this Agreement labeled 'Scope of Services' or 'Scope of Work' shall take precedence over anything conflicting in any attached proposal.

4. ADDITIONAL AND SPECIAL REQUIREMENTS

- 4.1 Non-Federal Employees Whistleblower Protection Act. HCED shall comply with and be subject to the whistleblower rights and remedies in the pilot program on Contractor employee whistleblower protections established at 41 U.S.C. 4712 by section 828 of the National Defense Authorization Act for Fiscal Year 2013 (Pub. L. 112-239) and FAR 3.908. HCED shall inform its employees in writing, in the predominant language of the workforce, of employee whistleblower rights, remedies, and protections under 41 U.S.C. 4712, as described in section 3.908 of the Federal Acquisition Regulation. During the applicable time period, HCED (as well as any of HCED’s agents, employees, volunteers, and subcontractors performing work under this Agreement) shall not retaliate against employees (including discharge, demotion, or other discrimination as a reprisal) who discloses information that the employee reasonably believes is evidence of (a) gross mismanagement of a Federal contract or grant, gross waste of, or abuse of authority related to, the use of a Federal contract or grant; (b) a violation of a rule or regulation related to a federal agency contract or grant; or (c) a substantial and specific danger to public health or safety danger or a violation of law, rule, or regulation related to a Federal contract or grant. HCED shall inform the

other Party immediately of any information it receives from any source alleging a violation of this section. Each Party shall comply (and enforce compliance by Each Party's agents, employees, volunteers, subcontractors, and subrecipients as applicable, providing work, products, services, licenses and/or deliverables under this Agreement) with this provision. HCED and the person executing this Agreement on behalf of HCED certify and represent that HCED will comply with the requirements of this provision. HCED shall require the language of this provision be included in all covered sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered sub-recipients certify and disclose accordingly. The person whose signature appears on this Agreement is authorized to sign this certification/representation on the behalf of HCED. This certification/representation applies to this Agreement and is a material representation of fact upon which City relied when entering into this transaction. This certification/representation shall be binding on HCED (as well as successors, transferees, and assignees, if any) as long as they receive or retain federal or state funds. HCED agrees that any government agency or entity may seek judicial enforcement of this certification/representation under this Agreement.

5. AMOUNT OF COMPENSATION AND BASIS FOR PAYMENT

- 5.1 Payments/Compensation. For and in consideration of the work, products, services, licenses and/or deliverables provided under this Agreement and during the Term of this Agreement, subject to the limitations in this Agreement, City shall pay County **\$6,334.56** on or before the 60th day after execution of this Agreement to cover the actual cost to County. The County may use funds provided by the City under this Agreement to pay costs of the Program. At the end of this Agreement, the County shall deliver to the City an accounting of all funds expended under this Agreement. If the funds provided by the City are in excess of the costs of the Program, the County shall refund the amount of the excess to the City.

6. TERM OF THE AGREEMENT

- 6.1 Time Period. The time period for performance of this Agreement ("Term") shall begin on October 1, 2016 and end on September 30, 2017.

7. TERMINATION PROVISIONS

- 7.1 Termination. Either Party may terminate this Agreement at any time prior to the expiration of the Term hereof by giving ten (10) days' written notice to the other Party. Upon termination, County shall deliver an accounting of all funds expended under this Agreement. County will refund to City any funds provided by the City that are in excess of the costs of the Program incurred prior to termination of this Agreement.

8. IMMUNITY

- 8.1 No Waiver of Governmental Immunity. Neither Party waives any immunity or defense on behalf of itself, its employees or agents as a result of the execution of this Agreement.

9. MISCELLANEOUS

- 9.1 Notices to City. Any notice or billing invoice required or permitted to be given ("Notice") by County or HCED to City may be given by hand delivery, facsimile, email, or certified United States Mail, postage prepaid, return receipt requested, addressed to:

Glenn Royal
Mayor
1700 First Street
Seabrook, TX 77586

Fax: 281-291-5690
Email: mayor@seabrooktx.gov

- 9.2 Notices to County. Any Notice required or permitted to be given by City to County may be given by hand delivery, facsimile, email, or certified United States Mail, postage or fee prepaid, return receipt requested, addressed to:

John R. Blount, P.E.
Harris County Engineer
Harris County Engineering Department
1001 Preston, 7th Fl.
Houston, TX 77002
Fax: 713-755-4459

WITH A COPY OF THE NOTICE TO:

The Harris County Auditor
1001 Preston Street, Ste. 800
Houston, TX 77002
auditor@co.harris.tx.us

- 9.3 Receipt of Notice. Such Notice shall be considered given and complete upon successful electronic transmission or upon deposit in the United States Mail.
- 9.4 Change of Address. Either Party may change its address for Notice by giving the other Party 10 days' prior written notice specifying the new address.
- 9.5 Choice of Law. This Agreement shall be construed according to the laws of the State of Texas without giving effect to its conflict of laws provisions. Venue lies only in Harris County as per Texas Civil Practice and Remedies Code Sec. 15.015, and any alternative dispute resolution, suit, action, claim, or proceeding with respect to or arising out of this Agreement must be brought solely in the courts or locations that are situated in the State of Texas, County of Harris. Both Parties irrevocably waive any claim that any proceeding brought in Harris County has been brought in an inconvenient forum.
- 9.6 Electronic or Facsimile Signatures and Duplicate Originals. Pursuant to the requirements of the Uniform Electronic Transactions Act in Chapter 322 of the Texas Business and Commerce Code and the Federal Electronic Signatures in Global and National Commerce Act (beginning at 15 U.S.C. Section 7001), the Parties have agreed that the transactions under this Agreement may be conducted by electronic means. Pursuant to these statutes, **this Agreement may not be denied legal effect or enforceability solely because it is in electronic form or because it contains an electronic signature.** This Agreement may be executed in duplicate counterparts and with electronic or facsimile signatures with the same effect as if the signatures were on the same document. Each multiple original of this document shall be deemed an original, but all multiple copies together shall constitute one and the same instrument.
- 9.7 Signatory Authorized to Execute Agreement. The person executing this Agreement on behalf of each Party represents that he or she is duly authorized by the policy of the Party's governing body to execute this Agreement on behalf of the Party.

IN TESTIMONY OF WHICH, this Agreement, in duplicate counterparts, each having equal force and effect of an original has been executed on behalf of the Parties hereto as follows:

a. It has, on the SEP 27 2016 day of 2016, 2016, been executed on behalf of Harris County by the County Judge of Harris County, Texas, pursuant to an order of the Commissioners Court of Harris County authorizing such execution.

b. It has, on the ____ day of _____, 2016, been executed on behalf of the City of Seabrook by its Mayor and attested to by the Assistant Director of Public Works.

HARRIS COUNTY

By: Ed Emmett SA
Ed Emmett
County Judge

CITY OF SEABROOK

By: _____
Glenn Royal
Mayor

APPROVED AS TO FORM:

VINCE RYAN
Harris County Attorney

ACKNOWLEDGED BY:

Arthur Chairez
Director of Public Works

By: Kristin Barry
Kristin Barry
Assistant County Attorney
CAO File Number: 16GEN1461

Attachment A

The County will administer the Program, which may include tasks such as:

- Development and production of color and black-and-white newspaper advertisements in the Houston Chronicle and local newspapers, including ethnic-based news publications.
- Development and production of full color newspaper inserts focusing on key regional issues related to watershed protection and storm water quality.
- Password-protected, web-based access to electronic versions of program related brochures, flyers, direct mail postcards, booklets, newspaper advertisements, newspaper inserts,
- Phase II "hot button" on the front page of the regional website with links to all participating Phase II City homepage(s) or page of their choice.
- Frequent RWPP program announcements via e-mail.
- Stakeholder group meetings (as needed for special announcements).

Harris County will provide the City with a written summary of all regional public education campaign activities provided under this agreement. If the City chooses to use this information to demonstrate permit compliance in their annual report to the Texas Commission on Environmental Quality or for any other purpose, it will be the City's responsibility to determine appropriateness of that usage.

**ORDER OF COMMISSIONERS
COURT**

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the City of Houston, Texas, on SEP 27 2016, with all members present except NONE.

A quorum was present. Among other business, the following was transacted:

**ORDER AUTHORIZING
THE INTERLOCAL
AGREEMENT WITH HARRIS
COUNTY AND
CITY OF SEABROOK
FOR STORM WATER QUALITY PUBLIC EDUCATION
FUNDING**

Commissioner Cagle introduced an order and moved that Commissioners Court adopt the order. Commissioner Locke seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Ed Emmett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Gene L. Locke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Jack Morman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Steve Radack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. R. Jack Cagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The meeting chair announced that the motion had duly and lawfully carried, and this order was duly and lawfully adopted. The order adopted follows:

IT IS ORDERED that the County Judge is authorized to execute the attached Interlocal Agreement with Harris County and **City of Seabrook for Storm Water Quality Public Education Funding**. The attached Agreement may be executed with an electronic or facsimile signature. The Harris County Engineering Department and all other Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purpose of this Order.

Presented to Commissioner's Court

SEP 27 2016

APPROVE C/L
Recorded Vol _____ Page _____

CLEMC REPORT

Seabrook Stats Report SEP16

Allergic Reaction	
Assist by EMS	
Attempted Suicide	3
Breathing problems	6
Choking	1
CPR	
CVA	1
Death Investigation	2
Diabetic	4
Drowning	
Heart problems/pain	5
Injured person	26
Motor Vehicle Incidents	8
Medical Alert Alarm	
OB Baby Call	
Overdose	2
Seizure	2
Sick Call	20
Trauma Gunshot/Stabbing	
fire stand-by	1
Unconscious	1
Total	82

Response Time

8 Min 38 Sec

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {09/01/2016} And
{09/30/2016} and District = "1 "

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
100 Fire, Other	1	1.75%	\$0	0.00%
111 Building fire	1	1.75%	\$0	0.00%
113 Cooking fire, confined to container	1	1.75%	\$0	0.00%
143 Grass fire	1	1.75%	\$0	0.00%
	4	7.02%	\$0	0.00%
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	38	66.67%	\$0	0.00%
322 Motor vehicle accident with injuries	2	3.51%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	2	3.51%	\$0	0.00%
360 Water & ice-related rescue, other	1	1.75%	\$0	0.00%
	43	75.44%	\$0	0.00%
4 Hazardous Condition (No Fire)				
410 Combustible/flammable gas/liquid condition, other	1	1.75%	\$0	0.00%
424 Carbon monoxide incident	1	1.75%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	2	3.51%	\$0	0.00%
	4	7.02%	\$0	0.00%
5 Service Call				
5312 Smoke or odor problem	1	1.75%	\$0	0.00%
	1	1.75%	\$0	0.00%
6 Good Intent Call				
611 Dispatched & cancelled en route	1	1.75%	\$0	0.00%
6112 Dispatched & cancelled en route EMS	1	1.75%	\$0	0.00%
	2	3.51%	\$0	0.00%
7 False Alarm & False Call				
700 False alarm or false call, Other	1	1.75%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	2	3.51%	\$0	0.00%
	3	5.26%	\$0	0.00%

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {09/01/2016} And {09/30/2016}
and District = "1 "

Total Number of Incidents	57	Total Number of Responding Personnel	302
Average Turnout per Incident	6		

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {09/01/2016} And {09/30/2016}
and District = "1 "

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
100 Fire, Other							
16-0160530	09/25/2016	14:53:13	09/25/2016	15:04:30	1	1	00:11:17
Average Response Time for District/Incident Type							00:11:17
111 Building fire							
16-0160498	09/10/2016	14:46:49	09/10/2016	14:48:12	1	1	00:01:23
Average Response Time for District/Incident Type							00:01:23
113 Cooking fire, confined to container							
16-0160487	09/02/2016	18:57:50	09/02/2016	19:01:02	1	2	00:03:12
Average Response Time for District/Incident Type							00:03:12
143 Grass fire							
16-0160545	09/30/2016	17:31:02	09/30/2016	17:33:39	1	2	00:02:37
Average Response Time for District/Incident Type							00:02:37
311 Medical assist, assist EMS crew							
16-0160482	09/01/2016	08:04:25	09/01/2016	08:06:48	1	1	00:02:23
16-0160483	09/01/2016	14:30:43	09/01/2016	14:30:51	1	1	00:00:08
16-0160484	09/01/2016	15:13:00	09/01/2016	15:18:00	1	2	00:05:00
16-0160486	09/01/2016	17:37:17	09/01/2016	17:39:27	1	2	00:02:10
16-0160488	09/04/2016	19:50:42	09/04/2016	19:54:14	1	2	00:03:32
16-0160489	09/05/2016	05:36:35	09/05/2016	05:43:04	1	3	00:06:29
16-0160490	09/05/2016	19:19:24	09/05/2016	19:25:08	1	2	00:05:44
16-0160491	09/06/2016	21:03:16	09/06/2016	21:08:42	1	2	00:05:26
16-0160492	09/06/2016	23:05:44	09/06/2016	23:10:22	1	3	00:04:38
16-0160494	09/07/2016	19:57:07	09/07/2016	20:00:11	1	2	00:03:04
16-0160497	09/10/2016	00:37:32	09/10/2016	00:44:22	1	1	00:06:50
16-0160500	09/10/2016	22:55:45	09/10/2016	22:59:49	1	2	00:04:04
16-0160501	09/11/2016	03:39:54	09/11/2016	03:46:29	1	3	00:06:35
16-0160503	09/12/2016	07:35:10	09/12/2016	07:47:53	1	1	00:12:43
16-0160504	09/12/2016	09:57:47	09/12/2016	10:04:07	1	1	00:06:20
16-0160505	09/12/2016	11:24:25	09/12/2016	11:25:36	2	1	00:01:11
16-0160506	09/13/2016	19:56:05	09/13/2016	19:59:07	1	2	00:03:02
16-0160509	09/15/2016	13:54:52	09/15/2016	14:02:29	1	1	00:07:37
16-0160511	09/15/2016	16:54:47	09/15/2016	16:59:19	1	4	00:04:32
16-0160513	09/16/2016	13:21:10	09/16/2016	13:25:16	1	1	00:04:06
16-0160517	09/19/2016	10:27:49	09/19/2016	10:30:33	1	4	00:02:44
16-0160518	09/19/2016	12:49:45	09/19/2016	12:55:25	1	4	00:05:40
16-0160520	09/20/2016	22:38:08	09/20/2016	22:43:58	1	2	00:05:50
16-0160521	09/21/2016	07:41:56	09/21/2016	07:47:59	1	1	00:06:03
16-0160522	09/22/2016	08:11:33	09/22/2016	08:16:22	1	4	00:04:49
16-0160523	09/22/2016	12:36:15	09/22/2016	12:40:09	1	4	00:03:54
16-0160524	09/22/2016	17:12:30	09/22/2016	17:15:39	1	2	00:03:09
16-0160525	09/22/2016	18:28:30	09/22/2016	18:31:07	1	2	00:02:37
16-0160529	09/25/2016	12:02:50	09/25/2016	12:06:07	1	1	00:03:17

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {09/01/2016} And {09/30/2016}
and District = "1 "

1 Seabrook

Incident	Alarm Date & Time	Arrival Date & Time	Stn	Shift	Response Time
311 Medical assist, assist EMS crew					
16-0160532	09/25/2016 23:42:23	09/25/2016 23:47:39	1	1	00:05:16
16-0160535	09/27/2016 12:25:57	09/27/2016 12:28:51	1	1	00:02:54
16-0160536	09/27/2016 12:34:19	09/27/2016 12:42:47	1	1	00:08:28
16-0160537	09/27/2016 18:04:44	09/27/2016 18:08:05	1	2	00:03:21
16-0160538	09/28/2016 16:30:27	09/28/2016 16:32:06	1	2	00:01:39
16-0160542	09/29/2016 21:14:34	09/29/2016 21:18:05	1	2	00:03:31
16-0160544	09/30/2016 14:36:07	09/30/2016 14:37:45	1	1	00:01:38
16-0160546	09/30/2016 20:13:06	09/30/2016 20:16:26	1	2	00:03:20
16-0160547	09/30/2016 23:48:58	09/30/2016 23:52:30	1	3	00:03:32
Average Response Time for District/Incident Type					00:04:24
322 Motor vehicle accident with injuries					
16-0160485	09/01/2016 17:22:11	09/01/2016 17:26:37	1	2	00:04:26
16-0160539	09/28/2016 18:59:25	09/28/2016 19:02:53	1	2	00:03:28
Average Response Time for District/Incident Type					00:03:57
324 Motor Vehicle Accident with no injuries					
16-0160514	09/16/2016 18:07:31	09/16/2016 18:08:05	1	2	00:00:34
16-0160515	09/17/2016 20:00:22	09/17/2016 20:06:20	1	2	00:05:58
Average Response Time for District/Incident Type					00:03:16
360 Water & ice-related rescue, other					
16-0160527	09/24/2016 13:23:42	09/24/2016 13:25:55	1	1	00:02:13
Average Response Time for District/Incident Type					00:02:13
410 Combustible/flammable gas/liquid condition, other					
16-0160540	09/29/2016 17:02:19	09/29/2016 17:14:52	1	2	00:12:33
Average Response Time for District/Incident Type					00:12:33
424 Carbon monoxide incident					
16-0160533	09/26/2016 09:44:19	09/26/2016 09:51:45	1	1	00:07:26
Average Response Time for District/Incident Type					00:07:26
440 Electrical wiring/equipment problem, Other					
16-0160528	09/25/2016 10:42:12	09/25/2016 10:51:07	1	1	00:08:55
16-0160541	09/29/2016 20:21:54	09/29/2016 20:25:27	1	2	00:03:33
Average Response Time for District/Incident Type					00:06:14
5312 Smoke or odor problem					
16-0160502	09/11/2016 18:05:39	09/11/2016 18:15:14	1	2	00:09:35
Average Response Time for District/Incident Type					00:09:35
6112 Dispatched & cancelled en route EMS					
16-0160496	09/08/2016 17:18:00	09/08/2016 18:06:09	1	2	00:48:09
Average Response Time for District/Incident Type					00:48:09

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {09/01/2016} And {09/30/2016}
and District = "1 "

1 Seabrook

Incident	Alarm Date & Time	Arrival Date & Time	Stn	Shift	Response Time
700 False alarm or false call, Other					
16-0160508	09/15/2016 11:49:10	09/15/2016 11:55:00	1	1	00:05:50
Average Response Time for District/Incident Type					00:05:50
745 Alarm system activation, no fire - unintentional					
16-0160493	09/07/2016 10:22:10	09/07/2016 10:30:29	1	1	00:08:19
16-0160512	09/15/2016 23:59:35	09/16/2016 00:09:20	1	3	00:09:45
Average Response Time for District/Incident Type					00:09:02

Overall Average Response Time for District 00:05:39

Total Incident Count: 56

Overall Average Response Time: 00:05:39



Seabrook Police Department

(FISCAL YEAR)

City Wide STAAC Report

Strategic, Tactical & Administrative Analysis of Crime

Actual Month/Year: September/2016

- CATEGORY SUB-TOTALS
- UCR SUB-TOTALS
- UCR TOTALS
- UCR GRAND TOTALS

City Wide Summary of Calls for Service, Reported UCR Crime, Arrests, Field Investigations, Accidents, Citations, Stolen/Rec. Property

Summary of Calls for Service	September			Year To Date		
	2015	2016	% Change	2015	2016	% Change
Officer Initiated	112	181	61.61	1,468	1,971	34.26
Citizen Initiated	462	467	1.08	4,415	5,346	21.09
Grand Totals:	574	648	12.89	5,883	7,317	24.38

City Wide UCR Summary Offense Data

Part I Violent Crime	3	0	-100.00	14	16	14.29
Part I Property Crime	20	11	-45.00	146	199	36.30
Part II (All Other Offenses)	45	52	15.56	409	573	40.10
Grand Totals:	68	63	-7.35	569	788	38.49

City Wide UCR Crimes Assigned to Investigations

Part I Violent Crime	3	0	-100.00	13	17	30.77
Part I Property Crime	20	26	30.00	130	200	53.85
Part II (All Other Offenses)	44	57	29.55	343	586	70.85
Grand Totals:	67	83	23.88	486	803	65.23

City Wide UCR Crimes Cleared by Investigations

Part I Violent Crime	2	0	-100.00	8	14	75.00
Part I Property Crime	4	3	-25.00	40	48	20.00
Part II (All Other Offenses)	34	42	23.53	260	447	71.92
Grand Totals:	40	45	12.50	308	509	65.26

City Wide UCR Summary Arrest Data

Total Adult Arrests

Part I Violent Crime Arrest	1	0	-100.00	4	9	125.00
Part I Property Crime Arrest	2	3	50.00	11	18	63.64
Part II (All Other Offenses) Arrest	83	92	10.84	747	1,090	45.92
Grand Totals:	86	95	10.47	762	1,117	46.59

Total Juvenile Arrests

Part I Property Crime Arrest	0	0	NC*	0	1	NC*
Grand Totals:	0	0	NC*	0	1	NC*

Total Arrests

Part I Violent Crime Arrest	1	0	-100.00	4	9	125.00
Part I Property Crime Arrest	2	3	50.00	11	19	72.73
Part II (All Other Offenses) Arrest	83	92	10.84	747	1,090	45.92
Grand Totals:	86	95	10.47	762	1,118	46.72

City Wide Misc. RMS Summary Data

	September			Year To Date		
	2015	2016	% Change	2015	2016	% Change
Field Contacts	0	0	NC*	4	0	-100.00
Stolen Property	\$20,118.15	\$5,375.00	-73.28	\$418,689.00	\$401,180.10	-4.18
Recovered Property	\$901.00	\$152.00	-83.13	\$58,677.50	\$44,564.09	-24.05
Injury Accidents	0	0	NC*	0	0	NC*
Total Accident Reports	0	0	NC*	0	0	NC*
Total Citations	0	0	NC*	0	0	NC*

City Wide Calls for Service

Selected Calls for Service Categories	September			Year to Date		
	2015	2016	% Change	2015	2016	% Change
All Alarms	35	54	54.29	457	585	28.01
False Alarms	25	30	20.00	325	400	23.08
Disturbance / Assault	49	46	-6.12	478	499	4.39
Narcotics Investigation	1	5	400.00	7	21	200.00
Disorderly	1	1	0.00	9	8	-11.11
Theft	20	16	-20.00	149	214	43.62
Weapons Related	0	0	NC*	5	7	40.00
Traffic Stops	511	334	-34.64	4840	5851	20.89
Traffic Accidents	40	34	-15.00	433	563	30.02

City Wide Reported Crime Breakdown

Part I Violent Crime

Attempted Rape	0	0	NC*	0	1	NC*
Rape	0	0	NC*	2	0	-100.00
RAPE	0	0	NC*	2	1	-50.00
Robbery - Firearm	0	0	NC*	2	2	0.00
Robbery - Knife	0	0	NC*	1	0	-100.00
Robbery - Strongarm	2	0	-100.00	5	1	-80.00
ROBBERY	2	0	-100.00	8	3	-62.50
Aggravated Assault with Firearm	0	0	NC*	1	4	300.00
Aggravated Assault with Knife	1	0	-100.00	2	3	50.00
Aggravated Assault with Other Weapon	0	0	NC*	1	4	300.00
Aggravated Assault with Personal Weapons	0	0	NC*	0	1	NC*
AGGRAVATED ASSAULT	1	0	-100.00	4	12	200.00
UCR Totals:	3	0	-100.00	14	16	14.29

Part I Property Crime

Burglary Forcible	4	1	-75.00	21	13	-38.10
Burglary Non-Forcible	0	1	NC*	11	12	9.09
BURGLARY	4	2	-50.00	32	25	-21.88
Theft - Bicycle	0	0	NC*	1	6	500.00
Theft - From Buildings	0	0	NC*	1	0	-100.00
Theft - From Coin Operated Machine	0	0	NC*	2	0	-100.00
Theft - From Motor Vehicle (Except Parts)	9	2	-77.78	30	72	140.00
Theft - Motor Vehicle Parts/Accessories	0	0	NC*	1	2	100.00
Theft - Other	4	5	25.00	62	72	16.13
Theft - Shoplifting	2	0	-100.00	3	3	0.00
LARCENY	15	7	-53.33	100	155	55.00
Auto	1	2	100.00	14	16	14.29
Other Vehicles	0	0	NC*	0	1	NC*
Truck/Bus	0	0	NC*	0	2	NC*
THEFT OF MOTOR VEHICLE	1	2	100.00	14	19	35.71
UCR Totals:	20	11	-45.00	146	199	36.30

Part II (All Other Offenses)

OTHER ASSAULTS	8	14	75.00	121	138	14.05
FORGERY	1	0	-100.00	8	6	-25.00
FRAUD	3	3	0.00	37	60	62.16
STOLEN PROPERTY: Buying, Receiving, Possessing	0	0	NC*	0	1	NC*
VANDALISM	2	7	250.00	24	42	75.00
WEAPONS: Carrying, Possessing, Etc.	0	2	NC*	2	9	350.00
SEX OFFENSE (Except Forcible Rape & Prostitution)	0	0	NC*	6	3	-50.00
DRUG OFFENSE	9	4	-55.56	44	76	72.73
OFFENSES AGAINST THE FAMILY & CHILDREN	0	0	NC*	2	6	200.00
DRIVING UNDER THE INFLUENCE	4	0	-100.00	28	38	35.71
LIQUOR LAWS	0	0	NC*	0	1	NC*
DRUNKENNESS	0	0	NC*	1	3	200.00
DISORDERLY CONDUCT	0	1	NC*	0	1	NC*
RUNAWAYS (PERSONS UNDER AGE 18)	0	0	NC*	2	2	0.00

ALL OTHER REPORTABLE OFFENSES	6	11	83.33	58	94	62.07
NON - REPORTABLE OFFENSES	12	10	-16.67	76	93	22.37
UCR Totals:	45	52	15.56	409	573	40.10
Grand Totals:	68	63	-7.35	569	788	38.49

City Wide Breakdown of Arrests

Part I Violent Crime Arrest

Robbery - Firearm	0	0	NC*	1	2	100.00
Robbery - Knife	0	0	NC*	1	0	-100.00
Robbery - Strongarm	1	0	-100.00	1	1	0.00

ROBBERY

Aggravated Assault with Firearm	0	0	NC*	0	3	NC*
Aggravated Assault with Knife	0	0	NC*	0	1	NC*
Aggravated Assault with Other Weapon	0	0	NC*	1	0	-100.00
Aggravated Assault with Personal Weapons	0	0	NC*	0	2	NC*

AGGRAVATED ASSAULT

UCR Totals:	1	0	-100.00	4	9	125.00
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Part I Property Crime Arrest

Burglary Forcible	0	0	NC*	0	3	NC*
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BURGLARY

Theft - From Motor Vehicle (Except Parts)	0	0	NC*	2	1	-50.00
Theft - Other	0	3	NC*	6	7	16.67
Theft - Shoplifting	2	0	-100.00	3	3	0.00

LARCENY

Auto	0	0	NC*	0	3	NC*
Other Vehicles	0	0	NC*	0	1	NC*

THEFT OF MOTOR VEHICLE

UCR Totals:	2	3	50.00	11	18	63.64
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Part II (All Other Offenses) Arrest

OTHER ASSAULTS	5	12	140.00	64	92	43.75
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FORGERY	1	0	-100.00	3	1	-66.67
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FRAUD	0	0	NC*	0	2	NC*
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STOLEN PROPERTY: Buying, Receiving, Possessing	0	0	NC*	0	1	NC*
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VANDALISM	1	1	0.00	8	13	62.50
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WEAPONS: Carrying, Possessing, Etc.	1	2	100.00	1	11	1,000.00
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DRUG OFFENSE	10	5	-50.00	47	83	76.60
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OFFENSES AGAINST THE FAMILY & CHILDREN	0	0	NC*	0	1	NC*
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DRIVING UNDER THE INFLUENCE	2	1	-50.00	26	36	38.46
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LIQUOR LAWS	0	0	NC*	17	10	-41.18
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DRUNKENNESS	17	14	-17.65	173	235	35.84
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DISORDERLY CONDUCT	2	0	-100.00	23	12	-47.83
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ALL OTHER REPORTABLE OFFENSES	18	27	50.00	187	270	44.39
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NON - REPORTABLE OFFENSES	26	30	15.38	198	323	63.13
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UCR Totals:	83	92	10.84	747	1,090	45.92
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Grand Totals:	86	95	10.47	762	1,117	46.59
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City Wide Breakdown of Juvenile Arrests

Part I Property Crime Arrest

Theft - Other	0	0	NC*	0	1	NC*
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LARCENY

	0	0	NC*	0	1	NC*
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UCR Totals:	0	0	NC*	0	1	NC*
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Grand Totals:	0	0	NC*	0	1	NC*
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Production Notes

General Information:

- NC* = Non Calculable due to division by zero.
- The STAAC Reports are static reports designed to compile data once each month. Any changes, which may occur in the data after the report has been compiled, will not be included.
- Unfounded cases have been excluded. However, if a case is declared unfounded after the month in which this report is compiled, that change will not be included.
- UCR Hierarchy rules have been applied to the reported crime and arrest data.
- The City Wide report contains records for all calls, cases & arrests, even those with unknown beat/district information. The individual district & beat reports contain only those records which could be verified to that particular beat or district.
- The data for this report is compiled using a Business Objects Crystal Reports.

Call for Service Information:

- Call for Service data was pulled by Create Date.
- The following call types have been excluded from this report: "Call Police", "Court", "DOT", "Follow Up", "Meal Break", "Meet", "Vehicle Service or Repair", "Serving or Obtaining Warrants", "Special Assignment", "Special Investigation", "Test Call", "Training-Law", "Wrecker"
- Citizen Initiated calls are defined as calls where the call source is listed as "911 Call", "Phone", "VoIP Call", "3rd Party Caller" or "Alarm".
- Officer Initiated calls are defined as calls where the call source is listed as "Field Initiated", "Front Desk" or "MDT".
- The categories of All Alarms, Domestic Calls, Drug Violations, Funeral Escorts & Traffic Stops are defined as calls with the specific call type for which the category is named.
- False Alarms are defined as any alarm call with a disposition other than "Report Taken" or "Arrest Made".
- Other Escorts are defined as any type of escort call other than a funeral escort.
- Gun/Shooting Related calls are those with the following call types: "Discharge Gun", "Shooting", and "Gunshots".
- Traffic Accidents are defined as vehicle accident calls with a disposition of "Report Taken". Traffic accident calls with other dispositions are not included.

Reported Crime Information:

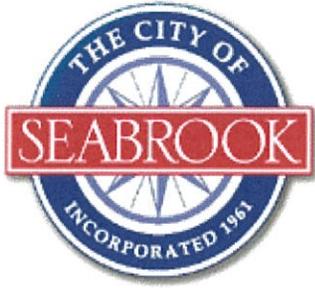
- Case data was pulled by Reported Date.
- UCR Hierarchy rules have been applied.
- Unfounded cases have been excluded. However, if a case is declared unfounded after the month in which this report is compiled, that change will not be included.
- Part I Violent Crime includes murder, rape, robbery & aggravated assault.
- Part I Property Crime includes burglary, larceny, motor vehicle theft & arson.
- Part II Crime is defined as any reported offense not included in the Part I categories above.
- Drug Violations include only reported offenses specifically entered as drug violations.

Arrest Information:

- Arrest data was pulled by the Arrest Date.
- UCR Hierarchy rules have been applied.
- The totals displayed in this section represent a distinct count of arrest numbers after the UCR Hierarchy rule was applied.
- In the OSSI System, all citations, other than traffic offenses, are entered into the system as arrests. These arrest totals include those citation counts. Traffic violations, other than DWI, are not included in this report.
- Part I Violent Crime includes murder, rape, robbery & aggravated assault.
- Part I Property Crime includes burglary, larceny, motor vehicle theft & arson.
- Part II Crime is defined as any reported offense not included in the Part I categories above.
- Drug Violations include only reported offenses specifically entered as drug violations.
- Juvenile Arrests are defined as arrests where the age of the arrestee is less than 17 years of age.

Field Investigations:

- Field Investigations data was pulled by the Contact Date.
- Field Investigations data was pulled directly from RMS.FCMAIN.dbo. This is not a static database. This database contains only records from the OSSI system.



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: October 18, 2016

Submitter/Requestor: Sean Landis

Presenter: Sean Landis

Description/Subject: Monthly Building Department Report for September 2016.

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 September, there was 1 residential permits issued totaling \$170,000.00
No new commercial permits were issued in September.**

Recommended Action:

Attachments:

- Monthly Permitting report page for September
- 2016-2017 Year to Date report
- Code Enforcement and Building Inspection report for September
- Fire Marshal Inspection report for September

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
September 2016

PERMIT TYPES	# ISSUED	VALUATION	FEEES PAID
New Residential	1	\$170,000.00	\$1,005.00
Building Additions	13	\$97,185.00	\$1,352.50
Swimming Pools	3	\$154,600.00	\$1,237.50
New Commercial	0	\$0.00	\$0.00
Commercial Additions	0	\$0.00	\$0.00
New City	0	\$0.00	\$0.00
City Additions	0	\$0.00	\$0.00
Electrical	17	\$65,640.00	\$647.50
Fill	0	\$0.00	\$0.00
Irrigation	3	\$11,600.00	\$260.00
Mechanical	12	\$119,933.65	\$1,562.00
Plumbing	13	\$50,679.00	\$552.50
Sign	0	\$0.00	\$0.00
Demolition	0	\$0.00	\$0.00
Fire Alarm/Sprinkler	0	\$0.00	\$0.00
Miscellaneous	2	\$8,500.00	\$202.50
Lien	4	\$0.00	\$1,405.86
TOTALS	68	\$678,137.65	\$8,225.36

Building Department Statistics
Fiscal Year 2015-2016

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	1	\$307,000.00	15	\$296,960.00	1	\$3,000.00	0	\$0.00	6	\$36,200.00	18	\$ 117,556.00	2	\$6,422.00	18	\$ 139,232.75	26	\$ 35,045.21	87	\$941,415.96	58	\$ 1,174,017.38
December	1	\$279,900.00	13	\$179,800.00	8	\$218,340.00	0	\$0.00	2	\$8,250.00	7	\$ 25,104.00	0	\$0.00	7	\$ 65,834.00	16	\$ 29,507.21	54	\$806,735.21	56	\$ 1,183,504.55
January	0	\$0.00	12	\$165,695.00	2	\$115,200.00	0	\$0.00	4	\$11,900.00	5	\$ 10,926.00	0	\$0.00	9	\$ 84,775.91	15	\$52,545.00	47	\$441,041.91	36	\$ 1,145,896.60
February	0	\$0.00	11	\$223,955.70	8	\$509,627.00	0	\$0.00	9	\$31,000.00	14	\$ 63,705.00	0	\$0.00	20	\$ 137,208.00	16	\$ 58,211.00	78	\$1,023,706.70	45	\$ 1,291,282.66
March	1	\$583,620.00	20	\$347,984.86	7	\$96,500.00	0	\$0.00	7	\$80,168.00	9	\$ 46,960.00	0	\$0.00	7	\$ 78,381.00	18	\$ 20,982.00	69	\$1,254,595.86	58	\$ 1,538,184.96
April	3	\$759,777.31	27	\$344,829.50	0	\$0.00	0	\$0.00	13	\$49,955.00	15	\$ 16,290.00	3	\$23,200.00	9	\$ 78,279.00	13	\$ 30,608.00	84	\$1,502,938.81	74	\$ 1,324,718.50
May	3	\$841,231.66	10	\$251,088.75	3	\$14,000.00	0	\$0.00	10	\$144,345.00	15	\$ 128,056.50	1	\$800.00	16	\$ 126,322.00	13	\$ 68,788.00	79	\$1,574,631.91	79	\$ 2,494,938.60
June	3	\$771,626.00	14	\$411,696.00	2	\$4,510,000.00	0	\$0.00	12	\$59,550.00	13	\$ 35,708.00	0	\$0.00	13	\$ 120,722.70	14	\$ 34,188.90	71	\$5,943,491.60	65	\$ 4,026,307.50
July	3	735,439.24	14	\$404,519.00	4	\$4,516,510.00	0	\$0.00	10	\$32,550.06	15	\$ 34,320.00	2	\$17,000.00	19	\$ 185,683.00	14	\$ 232,628.00	84	\$6,158,649.30	79	\$ 2,000,839.22
August	0	\$0.00	13	\$359,053.00	3	\$84,200.00	0	\$0.00	3	\$53,094.00	17	\$ 103,221.00	0	\$0.00	22	\$ 150,116.79	13	\$ 644,842.00	71	\$1,394,526.79	58	\$ 1,940,194.04
September	1	\$170,000.00	16	\$251,785.00	0	\$0.00	0	\$0.00	2	\$8,500.00	17	\$ 65,640.00	3	\$11,600.00	12	\$ 119,933.65	13	\$ 50,679.00	68	\$678,137.65	64	\$ 1,125,906.00
Y-T-D TOTALS	19	\$5,326,847.21	170	\$3,362,353.81	42	\$10,105,380.50	0	\$0.00	83	\$606,512.06	157	\$687,847.50	12	\$61,422.00	166	\$1,448,325.38	178	\$1,289,474.32	764	\$23,088,162.79	724	\$21,121,439.26

Fees Paid		Fees Paid	
October	\$6,823.98	April	\$12,322.00
November	\$14,403.07	May	\$11,300.25
December	\$8,085.50	June	\$11,434.50
January	\$5,174.00	July	\$38,112.96
February	\$10,239.50	August	\$8,669.00
March	\$10,531.50	September	\$8,225.36
Y-T-D Total		\$ 145,321.62	

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

New Residential Buildings
18

#	Water Impact Fees	#	Sewer Impact Fees	#	Water Impact Fees	#	Sewer Impact Fees
October	2 \$ 1,346.35	2	\$ 595.19	April	\$ 2,870.31		\$ 5,483.05
November	2 \$ 1,788.56	2	\$ 4,039.05	May	\$ 8,985.87		\$ 15,296.10
December	3 \$ 1,788.00	2	\$ 4,039.05	June	\$ 6,115.56		\$ 9,814.05
January	0 \$ -	0	\$ -	July	\$ 2,736.56		\$ 5,093.05
February	0 \$ -	0	\$ -	August	\$ -		\$ -
March	7 \$ 948.00	7	\$ 1,054.00	September	\$ 1,788.56		\$ 4,039.05
Y-T-D Total				14	\$28,367.77	13	\$49,452.59

Fire Inspector Report for September 2016

New (or annual) Inspections	40
Re-inspections (follow-ups)	10
Consultations	3
Plan Reviews	0
Investigations	0
Total Inspections	53
Outstanding Inspections	39

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

NASA2001 Anchor Car Wash
 2001 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3520 Bay Park Apartments
 3520 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/30/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

WATERFRONT41 Baybrook Fresh Seafood
 416 Waterfront DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT5755 Best Western
 5755 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

VACA01 Cell Wizard
1002 Meyer RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2901 Comfort Inn & Suites
2901 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2900#300 Creative Nails #2
2900 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

LARRABEE1914 Crew Quarters Apartments
1914 Larabee ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

NASA3659#E Domino's Pizza
3659 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

EMER01 Emery's Seafood
510 Waterfront DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2833 Evans & Edmondson Inc
2833 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1506 First Baptist Church
1506 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/15/2016	890	CONSULTATION - Other	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

SB Fun Shop
2114 Seabrook CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2014 GMEt Communications DBA Cricket Wireless
2014 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

HIALEAH1908E Habanero's
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/23/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3000 Hampton Inn
3000 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/14/2016	822	CONSULTATION - Sprinkler System	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

BAYPORT2018 KFC Taco Bell
2018 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/23/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3636 La Quinta Inn
3636 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		205 INSPECTION - Follow Up	0.00	
09/30/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 2			0.00	

CHUR01 Living Word Church
2900 Nasa
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

SECONDST1710 Lyna Dry Cleaners
1710 Main ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

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

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/23/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1917 Neptune Subs
1917 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

BAYPORT2013 Psychic Card Reading
2013 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/02/2016	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

BUDD01 Rustic Pecan
1506 Main ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016	205	INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

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

Date	Time	Type	Staff Hrs	Fee
09/22/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1509 Shaver Marine
 1509 Main ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3659A Signature Bistro
 3659 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

NASA3134#B Sky High
 3134 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

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

Date	Time	Type	Staff Hrs	Fee
09/01/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/02/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND1706 TP Nails
1706 Main ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

HARDESTY902 The Clever Parrot
902 Hardesty ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {09/01/2016} And
{09/30/2016}

BAYPORT1309 The Nautic Group
 1309 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT1505 Thompson Power Sport Inc.
 1505 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/01/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SECOND Tobacco Depot
 1717 Main ST
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/16/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

TOWE11 Towers of Seabrook Bldg 04
 3300 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016		221 INSPECTION - Fire Alarm	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

TOWE12 Towers of Seabrook Bldg 12
 3300 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/23/2016		221 INSPECTION - Fire Alarm	0.00	
09/23/2016		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 2			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/02/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2200 Vacant
 2200 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/23/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SALE01 Vacant Lot (New Hotel)
 2710 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/12/2016		822 CONSULTATION - Sprinkler System	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

VILL02 Villas By the Sea Gate
 545 Villa DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

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

Date	Time	Type	Staff Hrs	Fee
09/30/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SEABROOKCIR2 Waffle House
 2102 Seabrook CIR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/22/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

WATE01 Waterfront Seafood
 510 Waterfront DR
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {09/01/2016} And
{09/30/2016}**

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

Date	Time	Type	Staff Hrs	Fee
09/30/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2900#170 Wong's Chef
 2900 Nasa
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/30/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

WUZ001 Wuzoo Survival Gear
 3018 Bayport Blvd (SH 146)
 Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
09/02/2016	200	INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 53

Grand Totals: 0.00 0.00

EXHIBIT A-3

Date: _____
File #: _____



Application for Land Development Permit

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

- Zoning Change Text Change Zoning Variance Administrative Appeal
- Conditional Use Permit Subdivision Plat Preliminary Final Amending *FUD*

APPLICANT INFORMATION

Check appropriate box(es)

Name: William M. Furdichs Jr E-Mail: wmfurdichs@gmail.com
 Address: 14865 Diana Lane #200 Fax #: 281 480 5122
 City: Houston Phone: 281 480 5665
 State: TX ZIP 77058

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

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

Owner(s): John Dalton Signature: X John W. Dalton
 Date: 10/30/15 Signature: _____

Owner(s) Mailing address(es): Phone #: 713 651 0100
 Name: _____ Name: John W. Dalton
 Address: _____ Address: 2302 Fernin Street Suite 550
 City: _____ City: Houston
 State: _____ Zip _____ State: TX Zip 77002

PROPERTY INFORMATION

TRACTS 5B & 34

Property Address: 7846 Areas Ritaon Abests Abst. 52
 Legal Description: Lot _____ Block _____ *SEC ATTACHED*
 Addition _____
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-1 (Available from Building Department)

Current Use of Property: _____ (Be specific)

Number of existing Driveways: _____ Width: _____ Depth: _____

General Dimensions of Property: Land Area: _____ Sq. Feet: _____ Acres: _____

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

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

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

OWNER/AGENT AFFIDAVIT

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

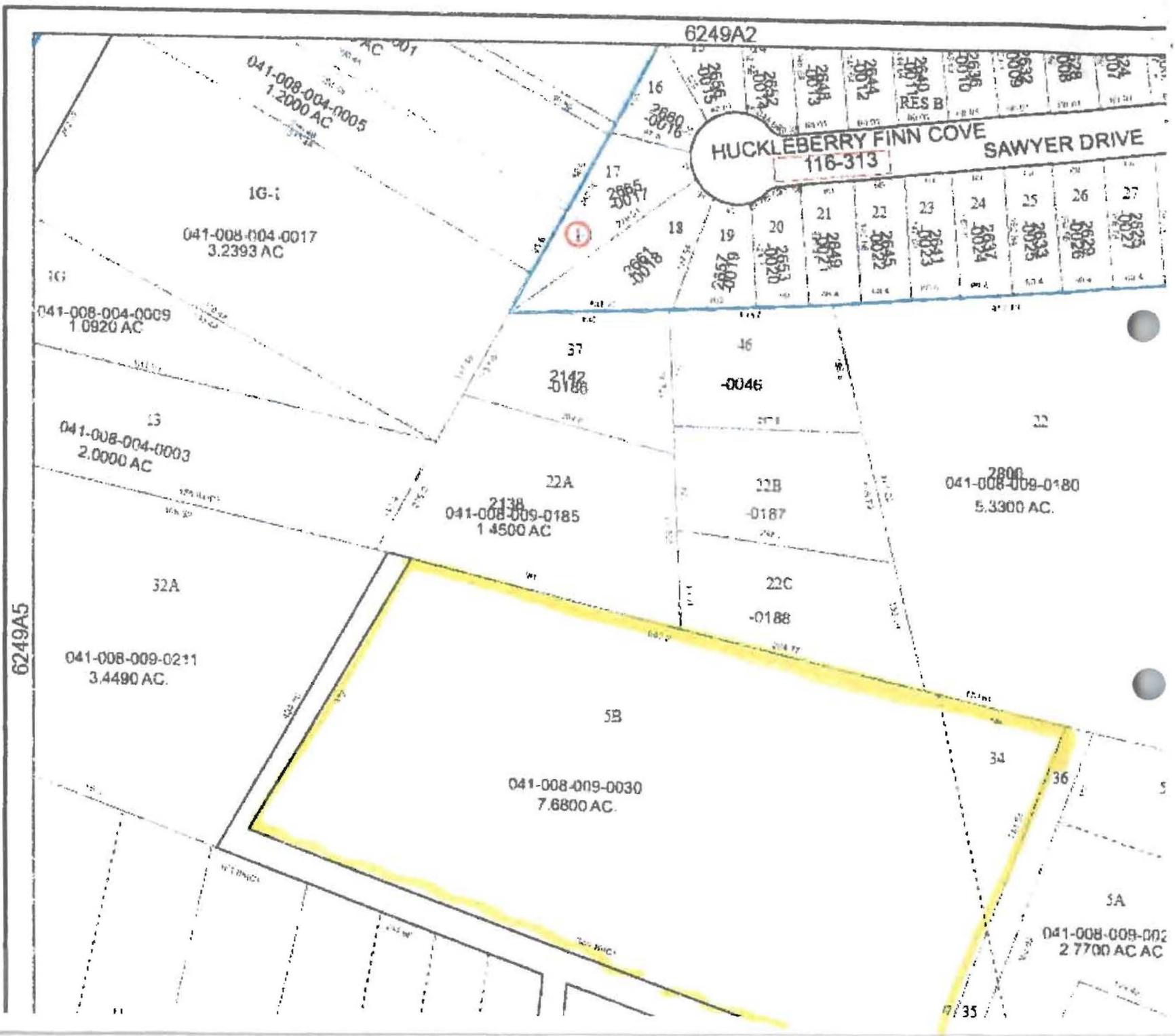
Signed: Wm. Fudenberg Date: 7-16-15

OWNER/AGENT AFFIDAVIT

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

Signed: Wm Friedman Date: _____

7-16-16



Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on August 18, 2016 to hold a meeting to consider:

Request for approval for amendments to the Chesapeake Bay Senior Living Community Planned Unit Development (PUD).

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 August 18, 2016, as designated below and as certified by the signature of the Chairman. **This document is not valid unless signed by the Chairman/Presiding Commissioner.**

*Language in PUD document section ~~Background~~ Exhibit B
Section B General Provisions shall reflect the condition
approved by the Commission - for Phase 3 shall be C-1
with the exception that restaurants shall be a use
by right and not require a CUP*

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

Michael Potts
Michael Potts, Chairman
Planning & Zoning Commission

ATTEST:
Alesia L. Hammock
Alesia L. Hammock
Secretary

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ORDINANCE NO. 2016-26
CHESAPEAKE BAY PUD AMENDMENT

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AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING “CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT (“PUD”)” LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, AS MORE PARTICULARLY DESCRIBED HEREIN, BY REVISING THE PLANNED UNIT DEVELOPMENT (“PUD”) PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS (“PLAN”) BY CREATING NEW PHASES II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMITTED WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT), WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE PERMITTED BY RIGHT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

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WHEREAS, WMF Investments, Inc., applicant, as owner and agent for additional owners, as more specifically referenced in the attached applications included in Exhibits A-1 through A-4 , attached hereto and incorporated by referenced, (the “Owners”) acting by and through the referenced duly authorized representative William Friedrichs, have requested amendment to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” (“Prior Ordinance”), as approved by the City Council of Seabrook (“City Council”) on April 21, 2015, by creating new Phases II, III, and IV, limiting all commercial uses within Phase III to those permitted in a C-1 zone, (Light-Commercial District), with the exception that restaurants shall be a use permitted by right and not require a conditional use permit.

WHEREAS, Owners have made application to amend the Prior Ordinance to now include three new phases with the addition of property to the original approved Planned Unit Development (“PUD”) referenced in the Prior Ordinance, as follows: Phase I from Prior Ordinance now being legally described as an 11.7726 acre tract of land (revised from prior description of 11.7127 in Prior Ordinance), partially out of Farm Lot 1 of the Repsdorff Partition, located in the Ritson Morris League Survey Abstract 52, Harris County, Texas, (“Phase I”); Phase II, a 4.5156 acre tract of land out of the Ritson Morris League, Abstract 52, Harris County, Texas, (“Phase II”); Phase III, a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase III”); and Phase IV, a 7.846 acre tract of land out of the Ritson Morris League Survey, Abstract 52, Harris County, Texas, (“Phase IV”). The referenced properties are located immediately east of Repsdorff Road and south of Brummerhop Park, and each of Phases 1 - IV are more particularly described in Exhibit A-1 through A-4 respectively, attached hereto and incorporated by reference, all such properties being collectively referred to as (the “Property”).

46 **WHEREAS**, written notice of hearing was provided as required by law and the
47 Planning and Zoning Commission of the City of Seabrook conducted a public hearing on
48 such request, and has filed its written report with City Council, which recommends approval
49 of the application for rezoning of the subject Property; and
50

51 **WHEREAS**, after providing notice of the time and place of hearing, as required by
52 law, the City Council conducted a public hearing on such request, allowing all persons
53 attending to be heard on the question of whether the changes of the uses for such proposed
54 district are suitable and are the most appropriate use of land within the City of Seabrook; and
55

56 **WHEREAS**, as a result of the said public hearings and the recommendation of the
57 Planning and Zoning Commission as contained in its final report, the City Council hereby
58 finds and determines that it is appropriate to grant the request for the proposed amendments
59 to Ordinance 2015-11 “Chesapeake Bay Senior Living Complex PUD” for the attached PUD
60 plan (“PUD Plan”), attached hereto as Exhibit B and incorporated by reference, subject to the
61 applicable regulations, restrictions, exclusions and conditions; and
62

63 **WHEREAS**, City Council has determined that all public notices have been posted
64 and published, all required hearings on this matter have been held, and that this Ordinance
65 complies with the applicable provisions of the City Charter, City Code and all other
66 applicable laws; now, therefore,
67

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

71 **SECTION 1. FINDINGS.**
72

73 The facts and matters set forth in the preamble of this Ordinance are hereby found to
74 be true and correct, it being expressly understood that the City Council of Seabrook (“City
75 Council”) is relying upon the express representations of the Owners/Applicant appearing in
76 the documents submitted for final approval, specifically including the applications, PUD
77 Plan, performance schedule, and the representations made at the public hearing before the
78 City Council to induce approval of the rezoning made the subject of this Ordinance.
79

80 **SECTION 2. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY**
81 **SENIOR LIVING COMPLEX PUD” CREATION OF PHASE II.**
82

83 The prior PUD Plan made the basis of Ordinance 2015-11 (“Prior Ordinance”), is
84 hereby revised to reference an updated legal description for Phase I, as described in Exhibit
85 A-1, and to reflect the creation of a new additional Phase II, which consists of an additional
86 48 units of age restricted 55 and older one story apartment units with attached garages as
87 provided by in the new Exhibit B (“PUD Plan”), attached hereto, subject to the applicable
88 regulations, restrictions, exclusions and conditions which is incorporated by reference. The
89 units are proposed to be constructed on an additional 4.5156 acre tract of land, located to the
90 east of the originally approved 11.7726 acre tract of land, as described in Exhibit A-2.
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SECTION 3. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE III.

The prior PUD Plan made the basis of the Prior Ordinance is hereby revised to reflect the creation of a new additional Phase III, which shall be restricted to uses of Light Commercial Retail and Mini Storage Warehouse, as depicted in the attached new PUD Plan, Exhibit B, attached hereto subject to the applicable regulations, restrictions, exclusions and conditions. The permitted Light Commercial shall include 5,000 square feet of C-1 (Light Commercial) retail space with the exception that restaurants shall be a use permitted by right and shall not require a conditional use permit. The permitted Mini Warehouse shall consist of a 3 story, 135,600 square feet climate controlled facility as depicted in the new PUD Plan, Exhibit B attached hereto and incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. Phase III shall be constructed on the 3.7817 acre tract of land located to the north of the originally approved 11.7726 acres tract of land, as referenced in the attached Exhibit A-3, incorporated by reference herein.

SECTION 4. AMENDMENT TO ORDINANCE 2015-11 “CHESAPEAKE BAY SENIOR LIVING COMPLEX PUD” CREATION OF PHASE IV.

The prior PUD Plan made the basis of Prior Ordinance is hereby revised to reflect the creation of a new Phase IV, which shall consist of an additional 90 units of age restricted 55 and older one story apartment units with attached garages with included additional 2,000 square foot clubhouse as depicted in the attached PUD Plan, Exhibit B, which is incorporated by reference subject to the applicable regulations, restrictions, exclusions and conditions. The dwelling units and garages shall be constructed on an additional 7.846 acre tract of land located to the southeast of the originally approved 11.7726 acre tract of land, as referenced in the attached Exhibit A-4, incorporated by reference herein.

SECTION 5. ZONING MAP

The Official Zoning Map of the City of Seabrook, as provided by Section 2.05 of the Code of Ordinances, Appendix A, shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 through 4 above.

SECTION 6. REVISION AND REPEAL OF CONFLICTING ORDINANCES.

This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, or prior Ordinance 2015-11, save and except the amendments permitted herein of said Property as described in Sections 2 through 4 hereof.

SECTION 7. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

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

SECTION 8. 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 9. 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 20th day of September, 2016.

PASSED, APPROVED, AND ADOPTED on second and final reading this 4th day of October, 2016.

By: _____
Glenn Royal, Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION

BEING a 11.7726 acre (512,816 square feet) tract of land partially out of Farm Lot 1 of the Repsdorph Partition as shown by plat of said partition recorded in Volume 18, page 63, Harris County Map Records located in the Ritson Morris League A-52 Harris County, Texas, said 11.7726 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the herein described tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the west corner of the C.L. Repsdorph, LLC called 3.7684 acre tract described in instrument in recorded H.C.C.F. No. 20070629538 and marking the north corner of Tract 10 as described in instrument recorded in H.C.C.F. No. 20090348123;

THENCE S 61°38'41" E, at 20.00 feet passing a found ½ inch rod at the west corner of said Tract 10, and continuing for a total distance of 589.46 feet to a found 5/8 inch rod;

THENCE S 28°14'58" W a distance of 595.31 feet to a found 5/8 inch iron rod;

THENCE S 76°58'11" E a distance of 18.31 feet to a found 5/8 inch iron rod;

THENCE S 29°10'23" W a distance of 270.06 feet to a found 5/8 inch iron rod;

THENCE N 61°30'19" W a distance of 385.77 feet to a found 5/8 inch iron rod;

THENCE N 73°47'45" W a distance of 182.31 feet to a found 5/8 inch iron rod;

THENCE N 15°53'13" E at 37.05 feet passing a 5/8 inch iron rod at the south corner of Tract 6 as recorded under H.C.C.F. No. 20090270396, and continuing a total distance of 185.22 feet to an angle point;

THENCE N 28°19'29" E a distance of 717.90 feet to the PLACE OF BEGINNING.

BASED ON THE BEARING GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE NAD83.

GENERAL NOTES

1. THE CITY ENGINEER'S ASSURANCE OF ACCURACY IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT AND THE RECORDS OF THE PUBLIC RECORDS OFFICE. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT OR THE RECORDS OF THE PUBLIC RECORDS OFFICE.
2. THIS IS SUBJECT TO THE CITY OF SEABROOK'S COMPLIANCE WITH THE TEXAS STATE ENGINEERING BOARD'S REGULATIONS AND THE CITY ENGINEER'S ASSURANCE OF ACCURACY IS LIMITED TO THE INFORMATION PROVIDED BY THE APPLICANT AND THE RECORDS OF THE PUBLIC RECORDS OFFICE.
3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEABROOK AND THE TEXAS STATE ENGINEERING BOARD.
4. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEABROOK AND THE TEXAS STATE ENGINEERING BOARD.



LEGEND

- S-1 - SQUARE FEET
- S-2 - SQUARE FEET
- S-3 - SQUARE FEET
- S-4 - SQUARE FEET
- S-5 - SQUARE FEET
- S-6 - SQUARE FEET
- S-7 - SQUARE FEET
- S-8 - SQUARE FEET
- S-9 - SQUARE FEET
- S-10 - SQUARE FEET
- S-11 - SQUARE FEET
- S-12 - SQUARE FEET
- S-13 - SQUARE FEET
- S-14 - SQUARE FEET
- S-15 - SQUARE FEET
- S-16 - SQUARE FEET
- S-17 - SQUARE FEET
- S-18 - SQUARE FEET
- S-19 - SQUARE FEET
- S-20 - SQUARE FEET

OWNER/DEVELOPER:
William M. Friedrichs, Jr.
WMF INVESTMENTS
 16865 Diana Ln.
 Suite 200
 Houston, Texas 77058
 Tel: (281) 480-5665

SURVEYOR:
CHESAPRIE BAY SURVEYING, INC.
 2905 SARKIS AVE. SUITE 100
 HOUSTON, TEXAS 77058
 TEL: (281) 480-5665
 FIRM NO. 0012480
 FIRM NO. 92348

CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWN IN HARRIS COUNTY MAP RECORDS
 RITSON MORRIS LEVQUE A-52
 OPPOSED OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

APPLICANT:
William M. Friedrichs, Jr.
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 Houston, Texas 77058
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CITY OF SEABROOK, HARRIS COUNTY, TEXAS
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CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWN IN HARRIS COUNTY MAP RECORDS
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 OPPOSED OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

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CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWN IN HARRIS COUNTY MAP RECORDS
 RITSON MORRIS LEVQUE A-52
 OPPOSED OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

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 FIRM NO. 0012480
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CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWN IN HARRIS COUNTY MAP RECORDS
 RITSON MORRIS LEVQUE A-52
 OPPOSED OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

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CITY OF SEABROOK, HARRIS COUNTY, TEXAS
 JULY 2015
 BEING A PARTIAL REPLAT OF LOT 1 REPSODORPH PARTITION AS SHOWN BY PLAT OF SAID PARTITION RECORDS SHOWN IN HARRIS COUNTY MAP RECORDS
 RITSON MORRIS LEVQUE A-52
 OPPOSED OF PARTIAL REPLAT TO COMBINE SEVERAL LOTS AND BOUNDS DESCRIBED TRACTS INTO A SINGLE RECORDED LOT

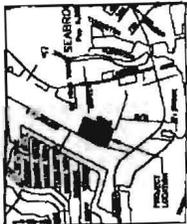


OWNER/AGENT AFFIDAVIT

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

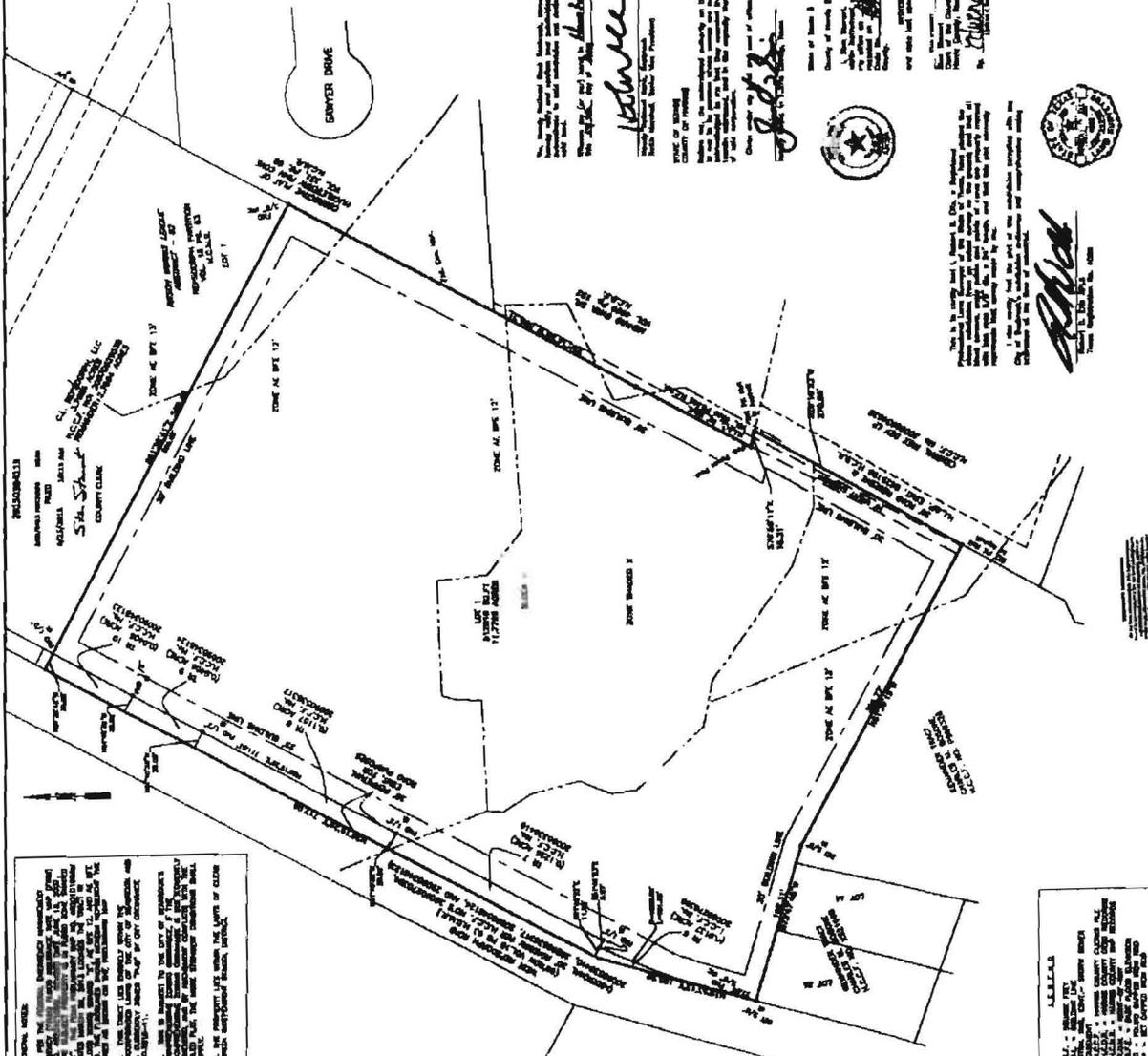
Signed: Wm. J. [Signature] Date: 7-16-16

Original Approved PUD 4/28/15



ARTICLE I. GENERAL PROVISIONS
SECTION 1.01. TITLE AND LOCATION OF THE PROJECT
SECTION 1.02. THE CITY OF HOUSTON HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF HOUSTON'S ZONING ORDINANCES AND THE CITY OF HOUSTON'S SUBDIVISION ACT.

ARTICLE II. PROJECT DESCRIPTION
SECTION 2.01. THE PROJECT IS A COMMERCIAL DEVELOPMENT CONSISTING OF THE CONSTRUCTION AND OPERATION OF A FACILITY FOR THE STORAGE AND DISTRIBUTION OF LIQUID PETROLEUM PRODUCTS.



ARTICLE III. CONDITIONS OF APPROVAL
SECTION 3.01. THE CITY OF HOUSTON HAS APPROVED THE PROJECT ON THE CONDITION THAT THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

ARTICLE IV. SIGNATURES
SECTION 4.01. THE CITY OF HOUSTON HAS APPROVED THE PROJECT ON THE CONDITION THAT THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

ARTICLE V. NOTES
SECTION 5.01. THE CITY OF HOUSTON HAS APPROVED THE PROJECT ON THE CONDITION THAT THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

CHEAPPAQUE BAY SERVICE LIVING FACILITY SUBDIVISION
1 LOT 1 BLOCK 1 RESERVES
BEING A PARTIAL REPLAT OF LOT 7 REPROGRAPHY PARTITION AS SHOWN BY PLAT OF BAY PARTITION RECORDED IN VOLUME 46, PAGE 88, HARRIS COUNTY MAP RECORDS
ITRON MORRIS LEAGUE A-22
CITY OF HOUSTON, TEXAS
JULY, 2015
PURPOSE OF PARTIAL REPLAT IS TO CORRECT SURVEY, NOTES AND BOUNDARY DESCRIPTION TRACTS INTO A SINGLE RECORDED LOT.

DEVELOPER:
William M. Frickel, Jr.
WMS INVESTMENTS
18000 Dallas Ln.
Houston, Texas 77058
Tel: (281) 468-8888

ENGINEER:
J. L. [Signature]
[Signature]
[Signature]

PLANNING OFFICE
[Signature]
[Signature]

LEGAL:
[Signature]
[Signature]



DEVELOPER:
William M. Frickel, Jr.
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Tel: (281) 468-8888

ENGINEER:
J. L. [Signature]
[Signature]
[Signature]

PLANNING OFFICE
[Signature]
[Signature]

LEGAL:
[Signature]
[Signature]

A 4.5156 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 5218, PAGE 516 (B738536) OF THE HARRIS COUNTY DEED RECORDS:

BEGINNING AT A CONC. MONUMENT FOUND AT THE NORTHWESTERLY CORNER OF THIS TRACT LOCATED ON THE EASTERLY LINE OF FARM LOT 1, REPSDORPH SUBDIVISION ACCORDING TO THE PLAT AS RECORDED IN VOLUME 18, PAGE 63, HARRIS COUNTY MAP RECORDS AND ALSO BEING THE SOUTHWESTERLY CORNER OF HUCKLEBERRY FINN COVE SUBDIVISION;

THENCE N 89° 42' 00" E, ALONG THE SOUTHERLY LINE OF HUCKLEBERRY FINN COVE SUBDIVISION, A DISTANCE OF 378.78 FEET TO A 5/8" IRON ROD SET AT THE NORTHEASTERLY CORNER OF THIS TRACT AND THE NORTHWESTERLY CORNER OF A FIVE ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20080565175;

THENCE S 10° 03' 21" E, ALONG THE WESTERLY LINE OF SAID FIVE ACRE TRACT, A DISTANCE OF 471.22 FEET TO A 5/8" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF THIS TRACT LOCATED ON THE NORTHERLY LINE OF A 7.846 ACRE TRACT AS RECORDED UNDER CLERK'S FILE NO. 20060034638;

THENCE N 74° 31' 50" W, ALONG THE NORTHERLY LINE OF SAID 7.846 ACRE TRACT, A DISTANCE OF 664.25 FEET TO THE SOUTHWESTERLY CORNER OF THIS TRACT AND THE SOUTHEASTERLY CORNER OF SAID FARM LOT 1 OF REPSDORPH SUBDIVISION;

THENCE N 30° 24' 27" E, ALONG THE EASTERLY LINE OF SAID FARM LOT 1, A DISTANCE OF 330.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 196,700 SQUARE FEET OR 4.5156 ACRES OF LAND.



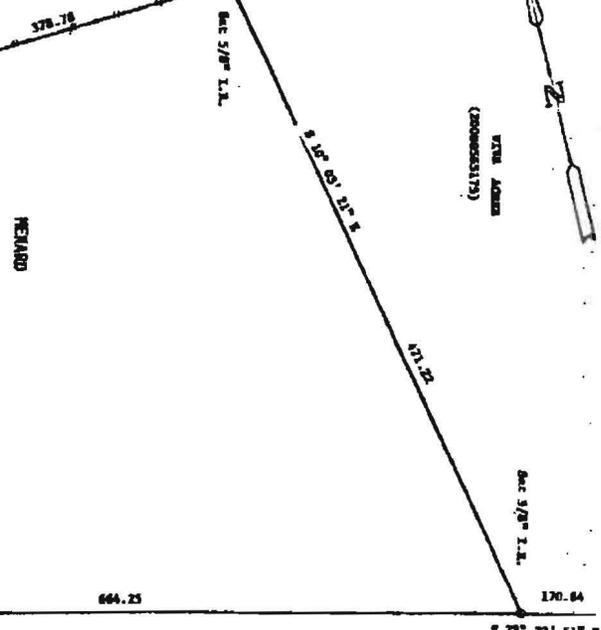
Billy L. Shanks

1/15/15

MAP OR PLAN RECORD IN COUNTY RECORDS.
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL
 PURCHASERS OR SUBSEQUENT OWNERS.
 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 MEASUREMENTS BASED ON RECORDED PLAT. FOUND ON SIX IRON RODS AT ALL CORNERS.

HUCKLEBERRY FIRM COVE SUBDIVISION

VITA ACRES
 (200603175)



MEADOW
 4.5156 ACRES
 K739536 V. 5218, P. 516, H.C.D.R.
 (PARTITION DEED)

IRON LINE ONE
 HUCKLEBERRY SUBDIVISION
 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SURVEY OF
 4.5156 ACRE TRACT OUT OF THE RITSON
 MORRIS LEASE, N-52, MARION COUNTY, TEXAS

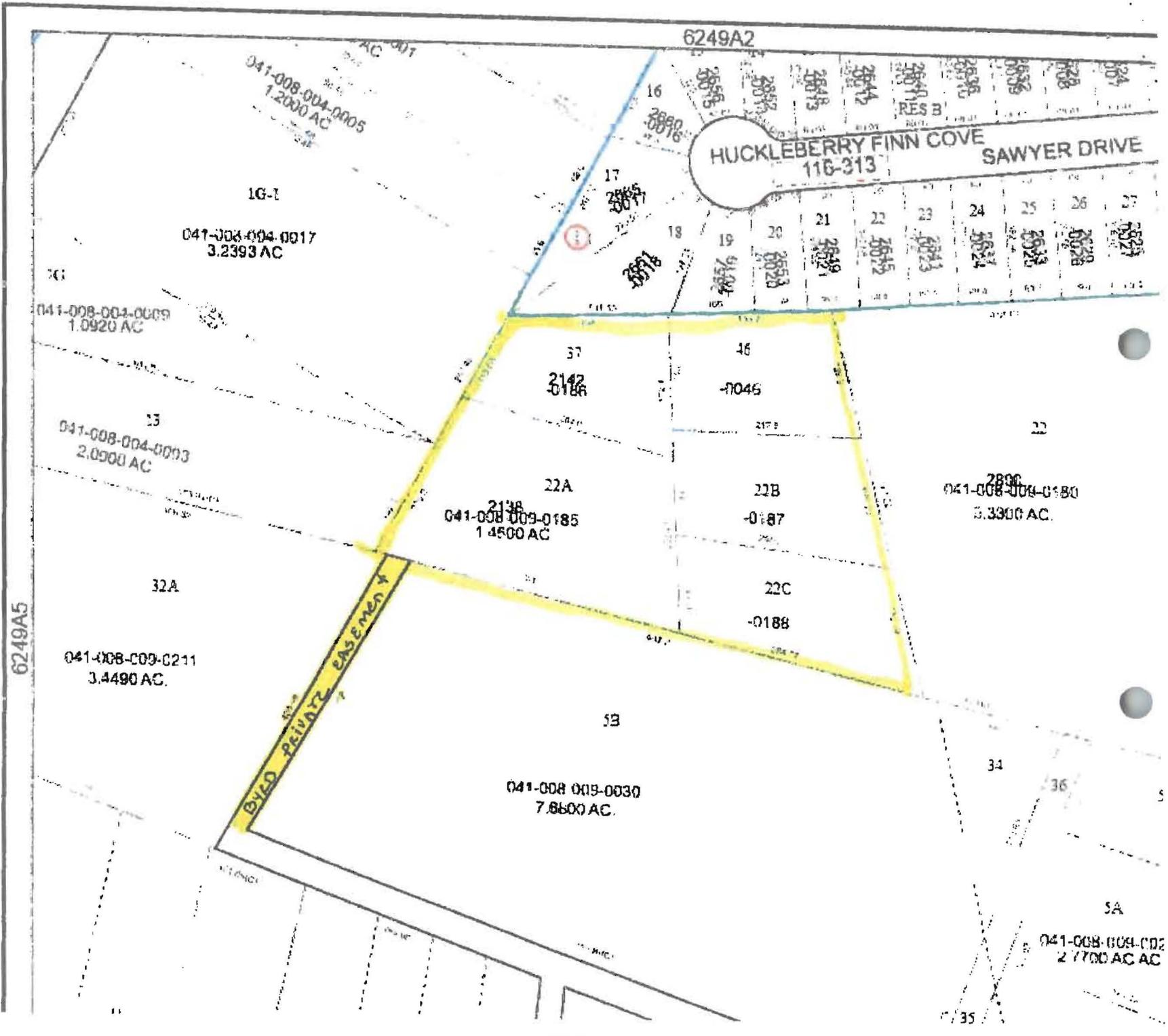
THIS TRACT IS AN ACCURATE REPRESENTATION OF THAT
 TRACT SHOWN ON THE ORIGINAL SURVEY MAP AND SUBDIVISION
 MAPS AND IS SUBJECT TO ALL RIGHTS AND INTERESTS OF
 RECORD HEREIN AND TO ALL RIGHTS AND INTERESTS OF
 RECORD HEREIN AT THE TIME OF THIS SURVEY.

FOR NO. 1517
 TITLE L. ELLIOTT

FOR NO. 1517
 TITLE L. ELLIOTT
 151A WYOMING AVE
 WICHITA, TEXAS 77064
 TEL. 281-498-5576



THIS MEADOW WAS SURVEYED THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13000-01-0001-0001. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



6249A2

041-008-004-0005
1.2000 AC

1G-I

041-008-004-0017
3.2393 AC

041-008-004-0009
1.0920 AC

041-008-004-0003
2.0900 AC

041-008-009-0211
3.4490 AC

6249A5

HUCKLEBERRY FINN COVE
116-313

SAWYER DRIVE

BYED PRIVATE EASEMENT

37
2142

46
-1046

22A
2138
041-008-009-0185
1.4500 AC

22B
-0187

2806
041-008-009-0180
3.3300 AC

22C
-0188

3B
041-008-009-0030
7.8600 AC

34

36

SA
041-008-004-002
2.7700 AC AC

35

Exhibit A

Signature Page

For the Estate of Byrd Menard, Sr. Tract 22A

Byrd Menard, Jr. 8-19-15
Byrd Menard, Jr. DATE

Rosemarie Shannon 8/19/15
Rosemarie Shannon DATE

Terrence Menard 8/19/15
Terrence Menard DATE

Marilyn Menard Almon 8/18/15
Marilyn Menard Almon DATE

Byrd Menard 8-19-15 Tract 37
Byrd Menard DATE

Rosemarie Shannon 8/19/15 Tract 46
Rosemarie Shannon DATE

Terrence Menard 8/19/15 Tract 22
Terrence Menard DATE

Marilyn Menard Almon 8/18/15 Tract 22C
Marilyn Menard Almon DATE

OWNER/AGENT AFFIDAVIT

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

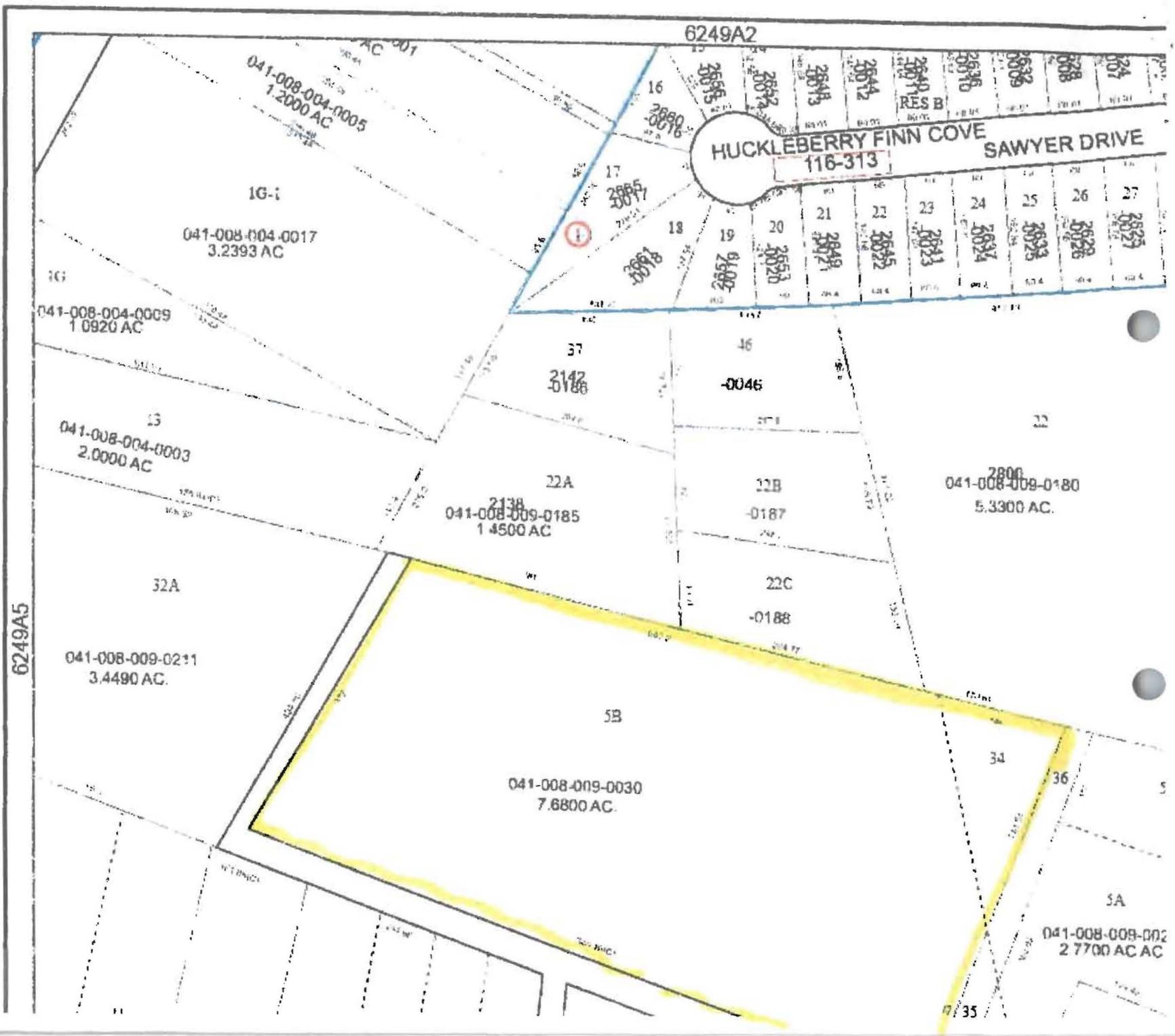
Signed: Wm. Fudenberg Date: 7-16-15

OWNER/AGENT AFFIDAVIT

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

Signed: Wm Friedman Date: _____

7-16-16



6249A2

HUCKLEBERRY FINN COVE
116-313

SAWYER DRIVE

6249A5



Application for Land Development Permit

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

- Zoning Change
 Text Change
 Zoning Variance
 Administrative Appeal
 Conditional Use Permit
 Subdivision Plat
 Preliminary
 Final
 Amending

APPLICANT INFORMATION

Check appropriate box(es)

Name: William M. Friedrichs, Jr E-Mail: wmfinvestments@gmail.com
 Address: 16865 DIANA LANE STE 200 Fax #: 281 480 3122
 City: Houston
 State: TX ZIP 77058 Phone: 281 480 5665

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

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

Owner(s): William M. Friedrichs Jr Signature: _____
 Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: 281 480 5665
 Name: William M. Friedrichs, Jr Name: _____
 Address: 16865 DIANA LANE STE 200 Address: _____
 City: Houston City: _____
 State: TX Zip 77058 State: _____ Zip _____

PROPERTY INFORMATION

Property Address: 3.7817 Acres Riton Moore's A-52
 Legal Description: Lot _____ Block _____ SEE ATTACHED
 Addition _____
 (You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: R-1 (Available from Building Department)
 Current Use of Property: _____ (Be specific)

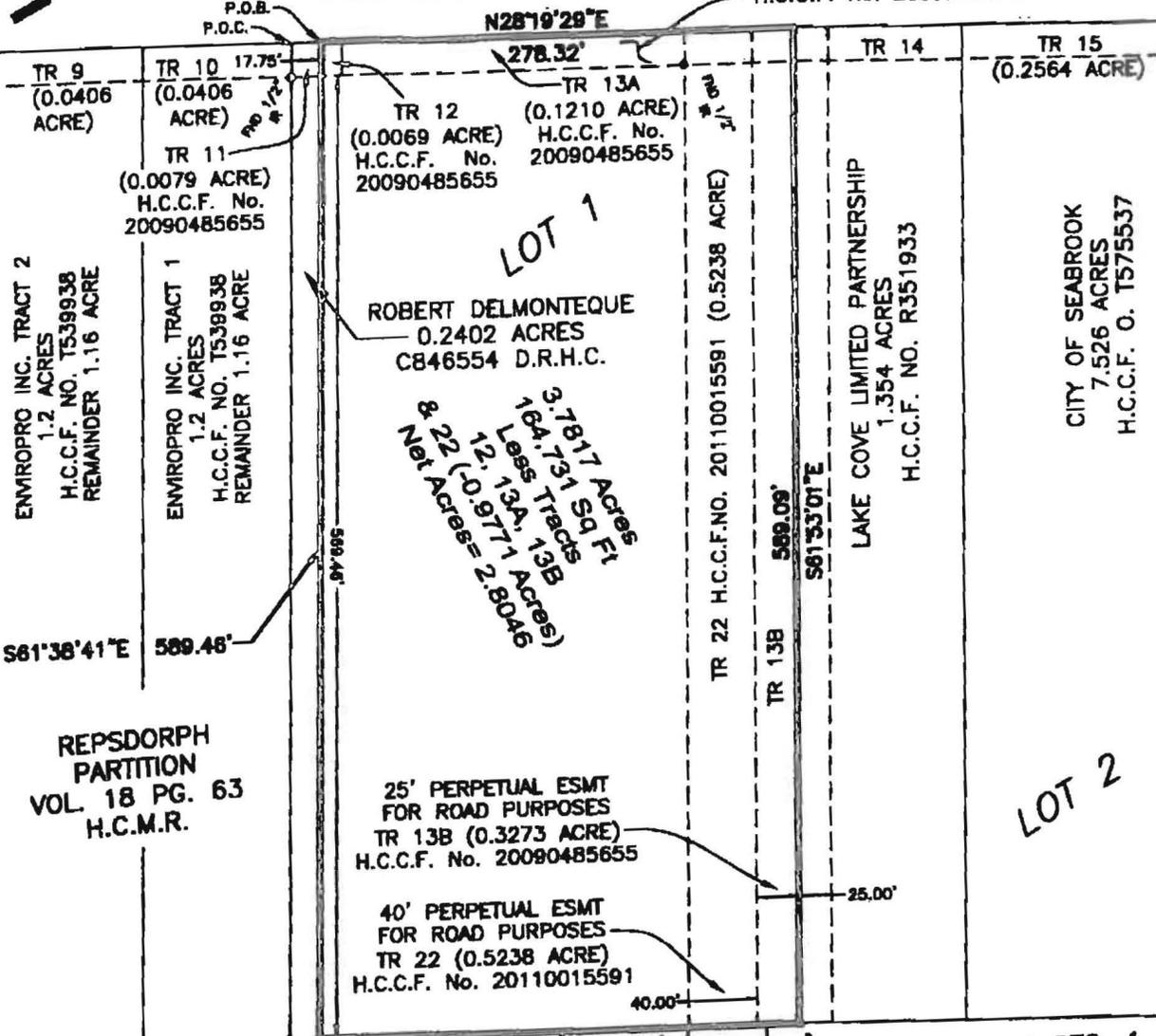
Number of existing Driveways: _____
 General Dimensions of Property: Width: _____ Depth: _____
 Total Area: _____ Sq. Feet: _____ Acres: _____
 Joining Uses: North _____ South _____
 East _____ West _____
 Adjacent Streets: North _____ South _____
 East _____ West _____

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

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

WEST REPSDORPH ROAD

20' PERPETUAL
ESMT. FOR ROAD PURPOSES
H.C.C.F. No. 20090485655

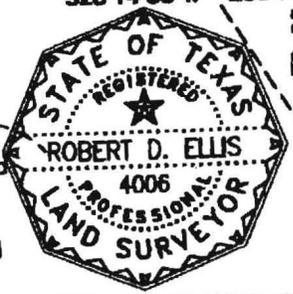


REPSDORPH
PARTITION
VOL. 18 PG. 63
H.C.M.R.

CORRECTIVE PLAT OF
HUCKLEBERRY FINN COVE
VOL. 331, PG. 68
H.C.M.R.

LAKE COVE SEC. 1
VOL. 349, PG. 84
H.C.M.R.

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



Robert D. Ellis
Robert D. Ellis
Tx. Reg. No. 4006

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

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

LAND TITLE SURVEY
C.L. REPSDORPH, LLC TRACT
3.7817 ACRES OUT OF LOT NO. 1
REPSDORPH PARTITION AS PER THE
MAP OR PLAT THEREOF RECORDED IN
VOLUME 18 PAGE 63 OF THE HARRIS
COUNTY MAP RECORDS IN THE RITSON
MORRIS LEAGUE A-52
HARRIS COUNTY, TEXAS
April 13, 2015
Proj. No. 2346

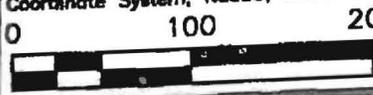


EXHIBIT "A"
C.L. REPSDORPH LLC
3.7817 ACRE TRACT

Being a 3.7817 acre (164,731 square feet) tract of land out of Farm Lot 1 of the Repsdorph Partition in the Ritson Morris Survey in Harris County, Texas, as shown by plat of said partition recorded in Volume 18, Page 63, Harris County Map Records, said 3.7817 acre tract is more particularly described by metes and bounds as follows;

BEGINNING at the west corner of the herein described 3.7817 acre tract being in the southeasterly line of Repsdorph Road (based on 60' right of way) and marking the north corner of Robert Delmonteque 0.2402 acre tract described in instrument in H.C.C.F. No. C846554 of the Office of Official Real Property Records of Harris County;

THENCE N28°19'29"E a distance of 278.32 feet (called 277.81 feet) to the north corner of the herein described tract, also being the west corner of Lake Cove Limited Partnership described in instrument recorded in H.C.C.F. No. R351933 of the Office of Official Real Property Records of Harris County, Texas;

THENCE S61°53'01"E, along and with the southwest line of said Lake Cove Limited Partnership tract, being the northeast line of the herein described tract, at 20.00 feet passing the north corner of Tract 13A, H.C.C.F. No. 20090485655, and continuing a total distance of 589.09 (called 590.01) feet to a set 5/8" iron rod in the northwest line of Lake Cove Subdivision Section 1, in Volume 349 Page 84 of the Map Records of Harris County, Texas, being the east corner of the herein described tract;

THENCE S28°14'58"W, with said northwest line of Lake Cove Subdivision Section 1, being the southeast line of the herein described tract, at 25.00 feet passing the south corner of Tract 13B, H.C.C.F. No. 20090485655, at 65.00 feet passing the south corner of Tract 22, H.C.C.F. No. 20110015591 and continuing a total distance of 280.78 feet (called 278.94) feet to a set 5/8 inch iron rod in the northwest line of Huckleberry Finn Cove as recorded in Corrective Plat of Huckleberry Finn Cove, Volume 331, Page 68, H.C.M.R.;

THENCE N61°38'41"W, along and with the northeast line of said Robert Delmonteque Tract, being the southwest line of the herein described tract, at 569.34 feet passing a 1/2 inch iron rod found for the corner of Tract 11 described in instrument recorded in Instrument No. 20090485655 of the Office of Official Real Property Records of Harris County, Texas, and continuing for a total distance of 589.46 feet (called 590.01) feet to the POINT OF BEGINNING.

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

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR 4006, DATED SEPTEMBER 17, 2014, AND TO WHICH REFERENCE IS HEREBY MADE.

PREPARED
JULY 30, 2015
BY

ELLIS SURVEYING SERVICES
2805 25TH AVE. N.
TEXAS CITY, TX. 77590
TEL.: 409-938-8700 FAX: 866-678-7685

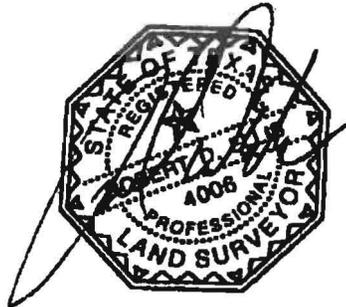


Exhibit B

CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT DISTRICT PLAN

A. CONTENTS

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

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

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. For Phase 1, Phase 2 and Phase 4; if any provision or regulation of any City ordinance applicable in a R-3(Medium Density) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein, and for Phase 3; if any provision or regulation of any City ordinance applicable in a C-1(Light Commercial) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the C-1 zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

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

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

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

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

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

- Exhibit B-1: *Location Map*
- Exhibit B-2: *Site Plan*
- Exhibit B-3: *Access Detail*

Exhibit B-4:	<i>Parking Layout</i>
Exhibit B-5:	<i>Open Space</i>
Exhibit B-6:	<i>Sign and Solid Waste Enclosure Details</i>
Exhibit B-7-7a, 7b & 7c:	<i>Existing Utilities, Proposed Utilities</i>
Exhibit B-8a & 8b:	<i>Amenity Center</i>
Exhibit B-9a & b:	<i>Building Elevations</i>
Exhibit B10a:	<i>Typical Floor Plans</i>
Exhibit B10b & c:	<i>Unit A Floor Plans</i>
Exhibit B10d & e:	<i>Unit B Floor Plans</i>
Exhibit B-11:	<i>Development Schedule</i>
Exhibit B-12:	<i>Drainage Plan</i>

4. As shown on [Exhibit 1, Location Map](#), the PUD encompasses approximately 27.9 acres between West Repsdorph Road to the west, Huckleberry Finn Cove to the east, Larabee Street to the south, and Peeblebrook Drive to the north.
5. Senior Living, age restricted residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-2, Site Plan](#).
6. Refuse containers which are to serve multi-family residential uses are not permitted within view of West Repsdorph Road. [Exhibit 6, Sign and Solid Waste Enclosure Details](#)
7. Signage: a Freestanding sign meeting the City's requirements established in Article 6 – Sign Standards will be constructed on-premises as shown on [Exhibit 6, Sign and Solid Waste Enclosure Details](#)

C PERMITTED LAND USES

1. Phase 1 , Phase 2 and Phase 4, Senior Living - Age Restricted Residential, up to 259 units in Phase 1, 48 units in Phase 2, and 90 units in Phase 4 are permitted as shown on [Exhibit B-2, Site Plan](#), contingent on the following conditions:
 - a) All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.
 - b) The facility shall include a common amenity area of not less than 5,000 square feet, including kitchen facilities, common use meeting rooms and gathering places, and shall substantially conform to the general layout and design concepts illustrated on [Exhibit B-8, Amenity Center](#)
 - c) The facility shall provide physical fitness / wellness center
2. Phase 3, Light Commercial and Mini Storage Warehouse.

Up to 135,600 square feet of climate controlled mini storage units are permitted as shown on [Exhibit B-2, Site Plan](#). Restaurant and all uses permitted by right in the C-1 Light Medium Commercial District including 5,000 square feet retail.

D DEVELOPMENT REGULATIONS

1. Maximum height of structures: 3 stories, but no more than 40 feet above ground level except as follows:
 - (a) Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
 - (b) Satellite Dish Antennas as permitted by the City's accessory use regulations and towers and antennas and permitted by Article VII, regulating telecommunication towers and antennas.
2. All Senior Living - Age Restricted Residential development shall conform to the (R-3) Medium Density zoning district with the following exceptions:
 - (a) Density: No more than 23 units per acre.
 - (b) Off-street parking:
 - i. 1.4 parking spaces is required for each unit of Senior Living - Age Restricted Residential
 - ii. A minimum fifty percent (50%) of the required parking shall be covered or garage parking.
3. Fencing: An 8' high opaque, concrete panel fence will be installed along the boundary of the site, adjacent to existing single family residential and an open style "wrought Iron" metal fence with masonry columns may be constructed along the west boundary of the site, adjacent to West Repsdorph Drive, the south boundary of Phase 4.
4. Paving:
 - (a) All parking lots and vehicle use areas must be constructed of concrete.
 - (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
5. Building Area: Not more than 50 percent of the total site area shall be covered by building mass.

E LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

The PUD shall require the following regulations adjacent to any tracts developed for Senior Living – Age Restricted Residential uses:

1. Landscape buffer (Single-family adjacency consideration):
 - (a) 30-foot minimum buffer shall be provided along the eastern property boundaries adjacent to existing single family lots.
2. Lighting used to illuminate sidewalks, landscape buffers, bicycle parking areas, or other common open space shall be arranged, located, or screened to direct light away from existing single-family residential lots.

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

F BUILDING REGULATIONS

1. Phase 1, Phase 2 and Phase 4, the PUD shall require the following regulations for Senior Living Age Restricted Residential Developments:

- (a) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, and fiber cement siding, cement plaster, and shall comprise at least 70% of each façade.
- (b) Secondary exterior finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and stucco, and shall comprise no more than 30% of each façade.
- (c) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (d) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. Phase 3, the PUD shall require the following regulations for Light Commercial and Mini Storage Warehouse

- (a) *External architectural finishes:* On any structure the entire width and length and 70 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, shall be constructed of one or more of the following materials:
 - Architectural brick.
 - Architectural block such as broken face or fluted or other decoratively patterned face block.
 - Precast or cast-in-place concrete.
 - Glass.
 - Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.
 - Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials including fiber cement siding.

CHESAPEAKE BAY

A Master Planned Community

Developed by

WMF INVESTMENTS



0' 50' 100' 200'

SCALE: 1" = 100'
(24" x 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

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PROJECT SUMMARY:

Phase 1: Luxury Seniors Community

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	36	729 s.f.
A2	One Bedroom, 1 Bath	12	786 s.f.
A3	One Bedroom, 1 Bath	32	795 s.f.
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	17	823 s.f.
A6	One Bedroom, 1 Bath	1	759 s.f.
A7	One Bedroom, 1 Bath	2	787 s.f.
A8	One Bedroom, 1 Bath	1	833 s.f.

Total One Bedroom Units 117 Units

B1	Two Bedroom, 2 Bath	35	1,001 s.f.
B2	Two Bedroom, 2 Bath	28	1,083 s.f.
B3	Two Bedroom, 2 Bath	33	1,093 s.f.
B4	Two Bedroom, 2 Bath	35	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.
B6	Two Bedroom, 2 Bath	2	1,093 s.f.
B7	Two Bedroom, 2 Bath	1	1,095 s.f.

Total Two Bedroom Units 142 Units

Apartments Total 259 Units 242,995 s.f.

Amenity Center - Net Area	6,917 s.f.
Grille House - Gross Area (558 s.f. each)	1,116 s.f.
Maintenance - Gross Area	409 s.f.

Total Phase One Area 251,437 s.f.

Parking Provided:

Garages	152 cars
Carports	108 cars
Open Parking	102 cars
Total Parking Provided	362 cars

Phase 2: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	16	798 s.f.
A5	One Bedroom, 1 Bath	8	823 s.f.

Total One Bedroom Units 24 Units

B4	Two Bedroom, 2 Bath	16	1,095 s.f.
B5	Two Bedroom, 2 Bath	8	1,115 s.f.

Total Two Bedroom Units 24 Units

Apartments Total 48 Units 45,792 s.f.

Parking Provided:

Garages	62 cars
Open Parking	31 cars
Total Parking Provided	93 cars

Phase 3: Retail/Storage

Retail Spaces	5,000 s.f.
Climate-Controlled Storage (3 Levels)	135,600 s.f.
Total	140,600 s.f.
Parking Provided	62 cars

Phase 4: Luxury Seniors Community

Type	Description	Qty.	Area
A4	One Bedroom, 1 Bath	28	798 s.f.
A5	One Bedroom, 1 Bath	16	823 s.f.

Total One Bedroom Units 44 Units

B4	Two Bedroom, 2 Bath	32	1,095 s.f.
B5	Two Bedroom, 2 Bath	14	1,115 s.f.

Total Two Bedroom Units 46 Units

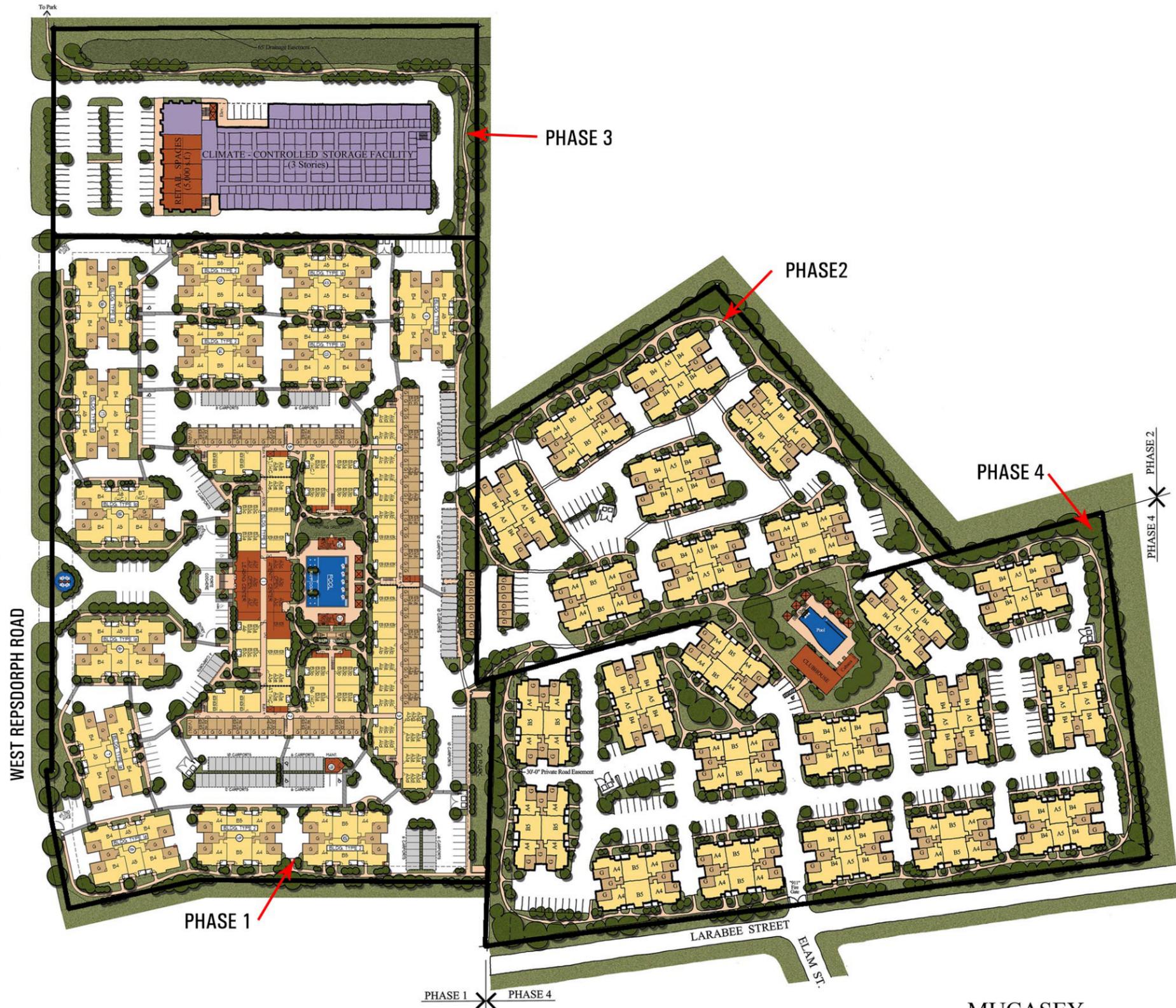
Apartments Total 90 Units 86,162 s.f.

Clubhouse 2,000 s.f.

Total Phase Four Area 88,162 s.f.

Parking Provided:

Garages	90 cars
Open Parking	114 cars
Total Parking Provided	204 cars

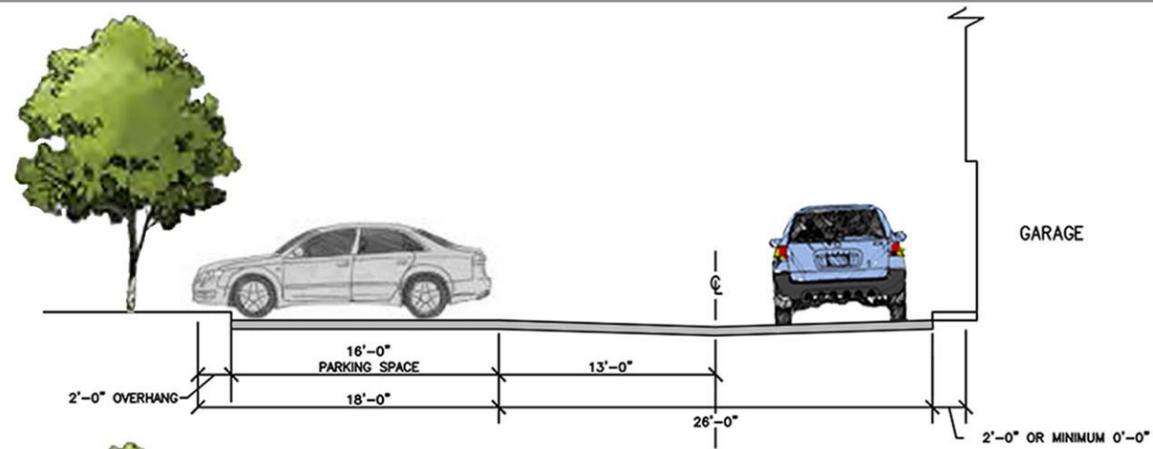


CHESAPEAKE BAY

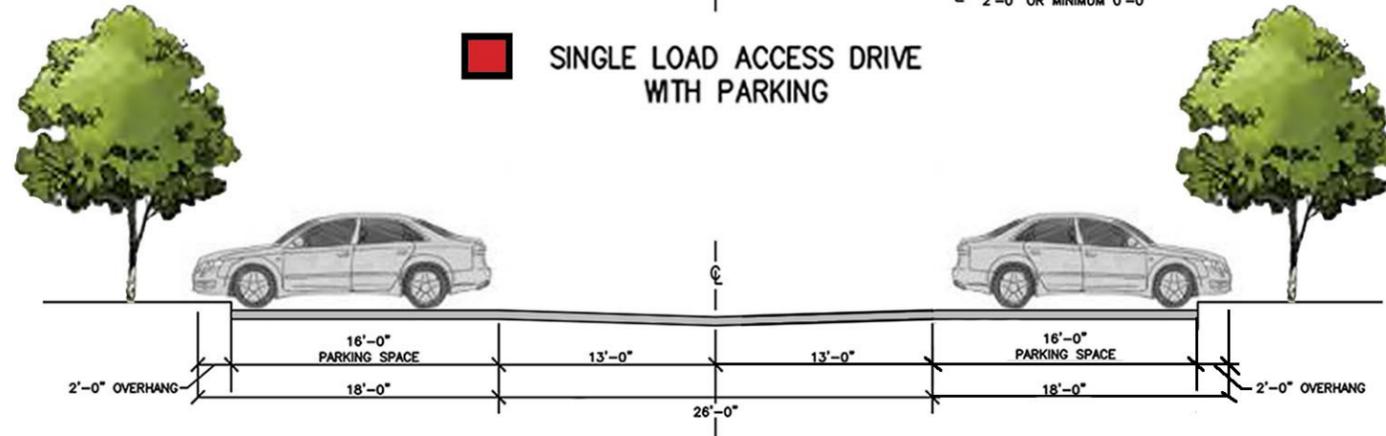
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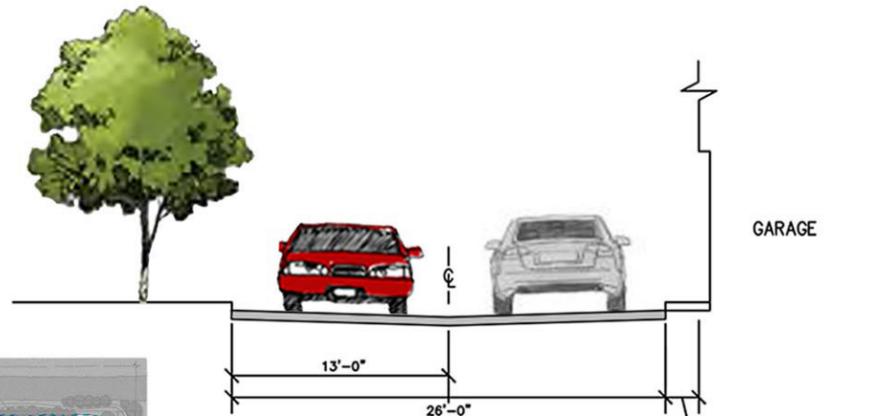
WMF INVESTMENTS



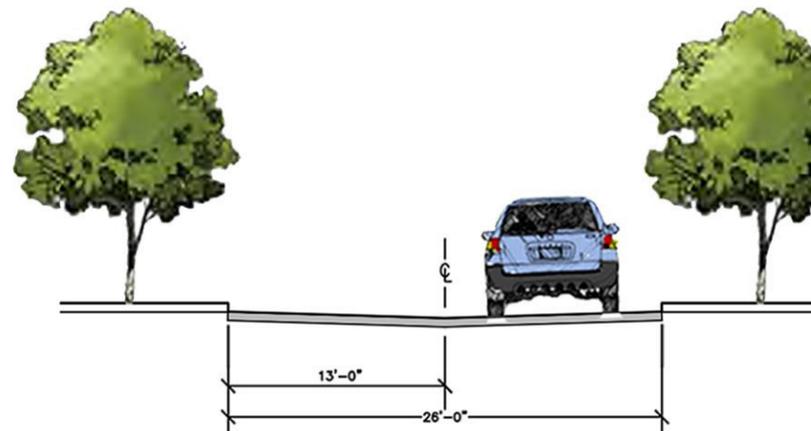
 SINGLE LOAD ACCESS DRIVE WITH PARKING



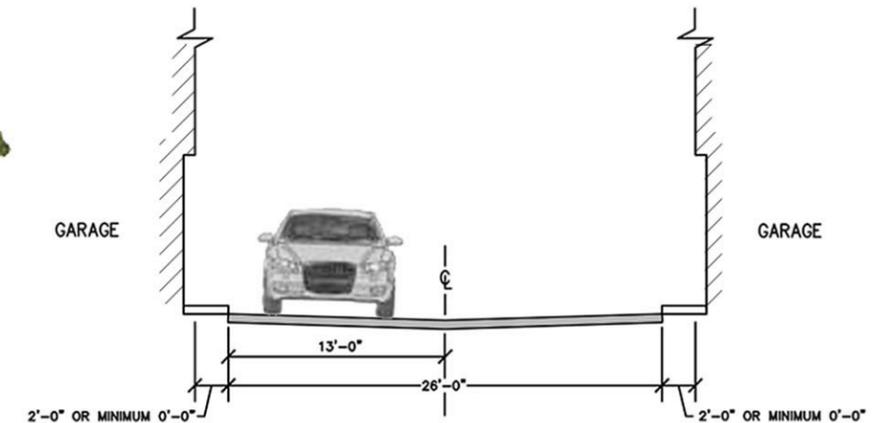
 ACCESS DRIVE WITH PARKING ON BOTH SIDES



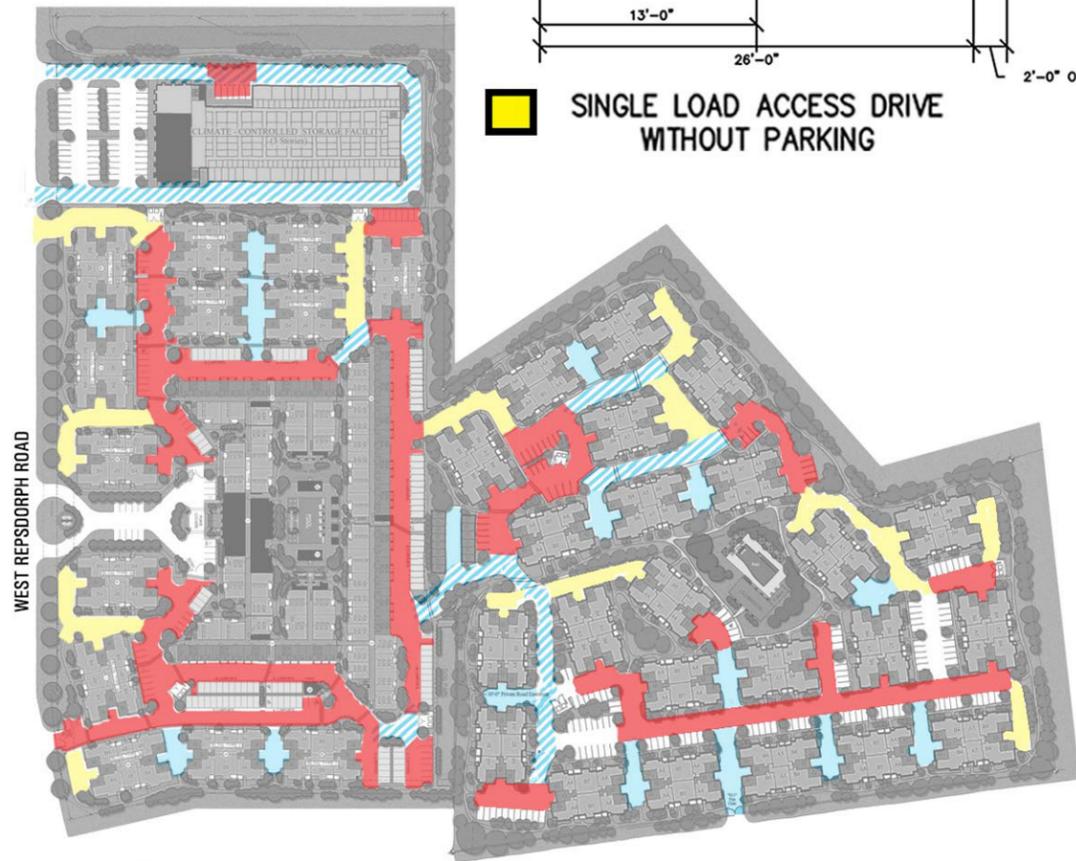
 SINGLE LOAD ACCESS DRIVE WITHOUT PARKING



 TYPICAL ACCESS DRIVE



 DOUBLE LOAD ACCESS DRIVE



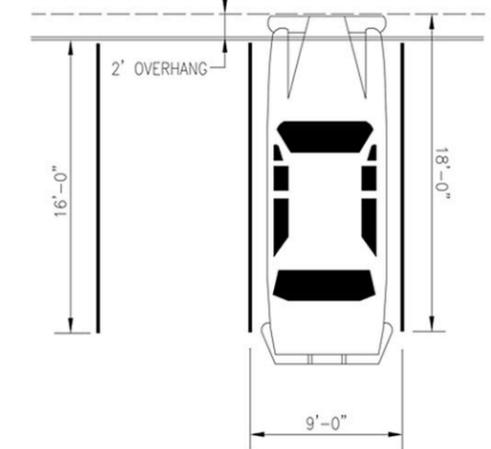
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PARKING DETAIL:



Parking Summary: Phase 1, 2 & 4

Minimum Parking = 1.4 Spaces/Unit

P1:	● Attached Garages	152
	● Carport	108
	● Open Parking	102
	Total Parking	362
P2:	● Attached Garages	62
	● Open Parking	32
	Total Parking	94
P4:	● Attached Garages	90
	● Open Parking	114
	Total Parking	204

Parking Summary: Phase 3

● Open Parking	62
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OPEN SPACE SUMMARY

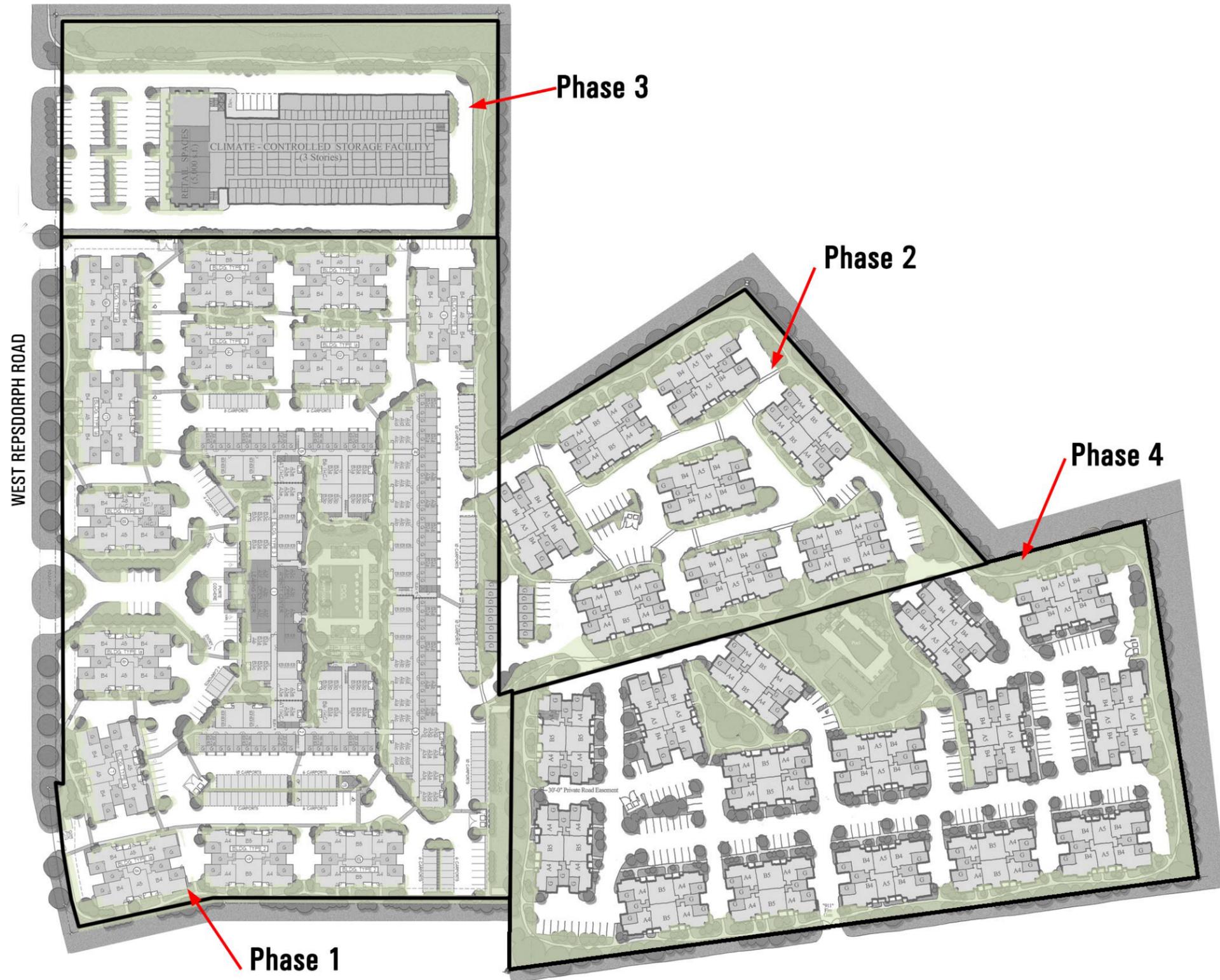
Phase 1: Open Space = 3.1 AC. = 26%
Total Acreage = 11.7 AC.

Phase 2: Open Space = 1.5 AC. = 33%
Total Acreage = 4.5 AC.

Phase 3: Open Space = 1.3 AC. = 34%
Total Acreage = 3.7 AC.

Phase 4: Open Space = 2.8 AC. = 35%
Total Acreage = 8.0 AC.

TOTAL OPEN SPACE = 8.7 AC. = 31%

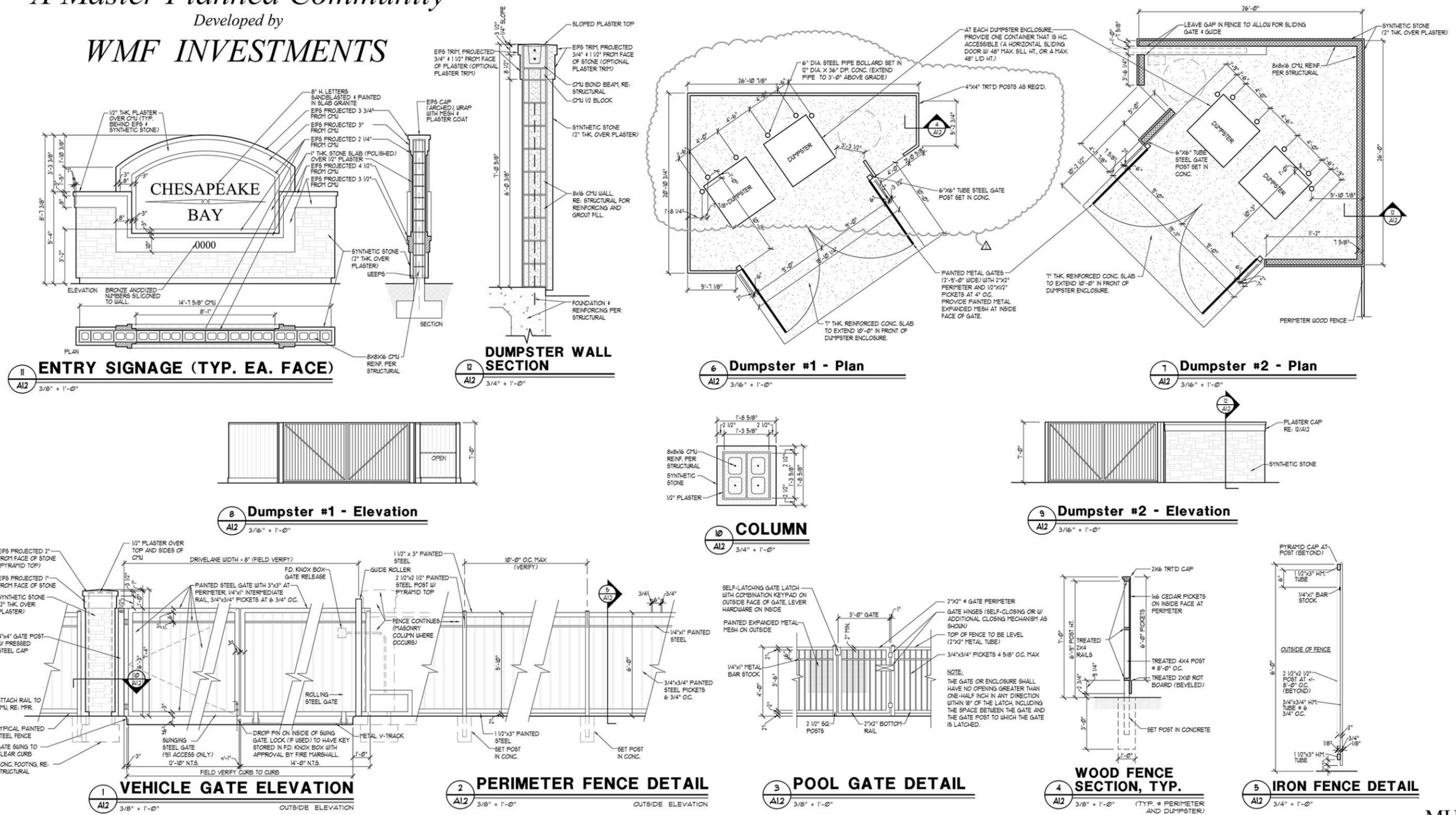


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0' 50' 100' 200'

SCALE: 1" = 100'
(24" x 36" SHEET)
DATE: 7.13.2016

MUCASEY
& Associates



Architects



JONES | CARTER

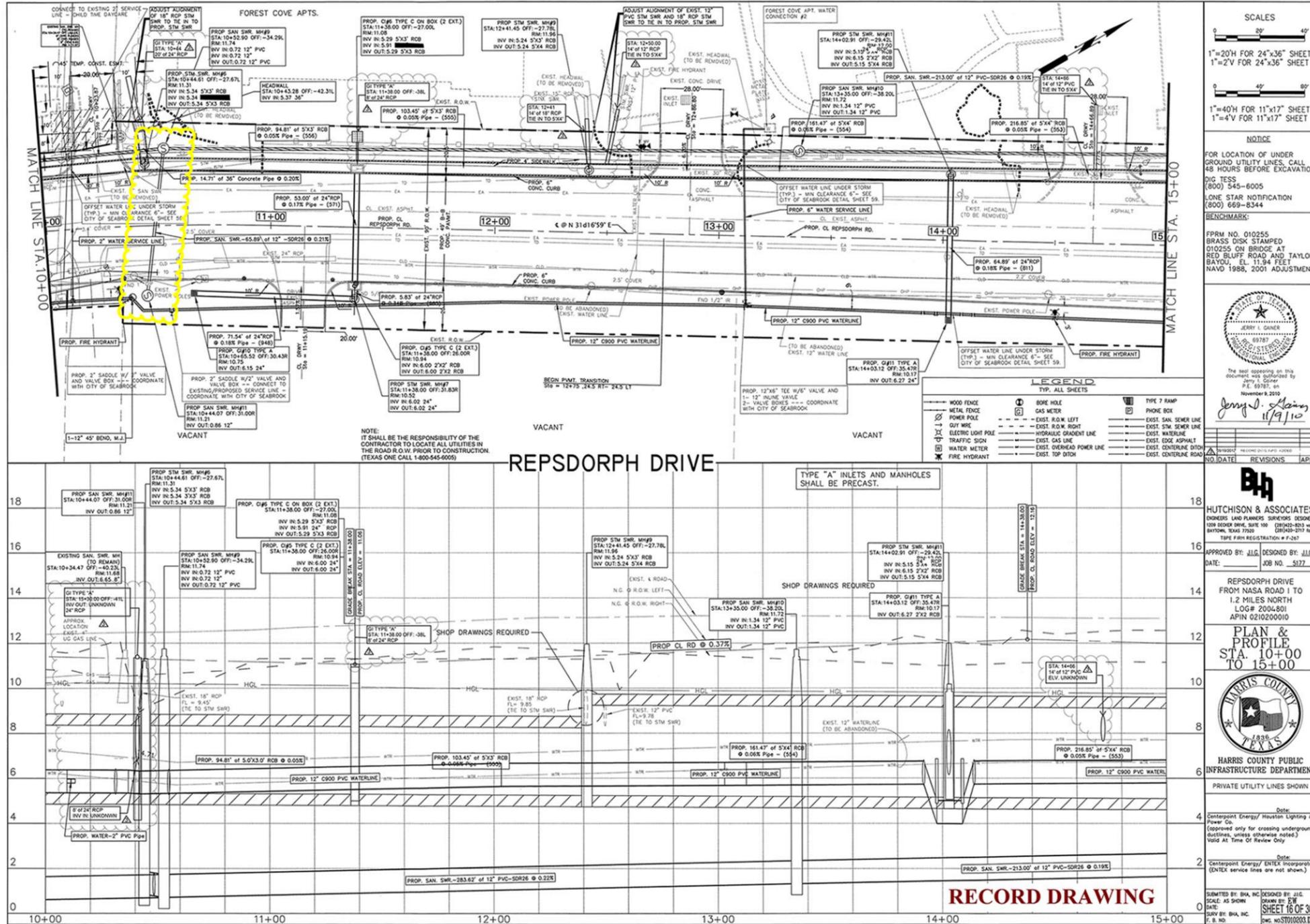
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EXHIBIT B-7a:
EXISTING UTILITIES



SCALES

1"=20' FOR 24"x36" SHEET
1"=2'V FOR 24"x36" SHEET

1"=40' FOR 11"x17" SHEET
1"=4'V FOR 11"x17" SHEET

NOTICE

FOR LOCATION OF UNDERGROUND UTILITY LINES, CALL 48 HOURS BEFORE EXCAVATION DIG TESS (800) 545-6005

LOVE STAR NOTIFICATION (800) 669-8344

BENCHMARK:

FRM NO. 010255 BRASS DISK STAMPED 010255 ON BRIDGE AT RED BLUFF ROAD AND TAYLOR BAYOU, ELV. 11.94 FEET NAVD 1988, 2001 ADJUSTMENT

LEGEND

TYP. ALL SHEETS

APPROVED BY: J.L.G. DESIGNED BY: J.L.G. DATE: _____ JOB NO. 5377

HUTCHISON & ASSOCIATES
ENGINEERS LAND PLANNERS SURVEYORS DESIGNERS
1000 DODD DRIVE, SUITE 100 (281)423-2813
BAYTOWN, TEXAS 77528 (281)423-2717
TYPE FIRM REGISTRATION # F-287

PLAN & PROFILE
STA. 10+00 TO 15+00

HARRIS COUNTY
HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT
PRIVATE UTILITY LINES SHOWN

Date: _____
Centerpoint Energy/ Houston Lighting & Power Co.
(approved only for crossing underground facilities, unless otherwise noted)
Valid At Time Of Review Only

Date: _____
Centerpoint Energy/ ENTEC Incorporated
(ENTEK service lines are not shown.)

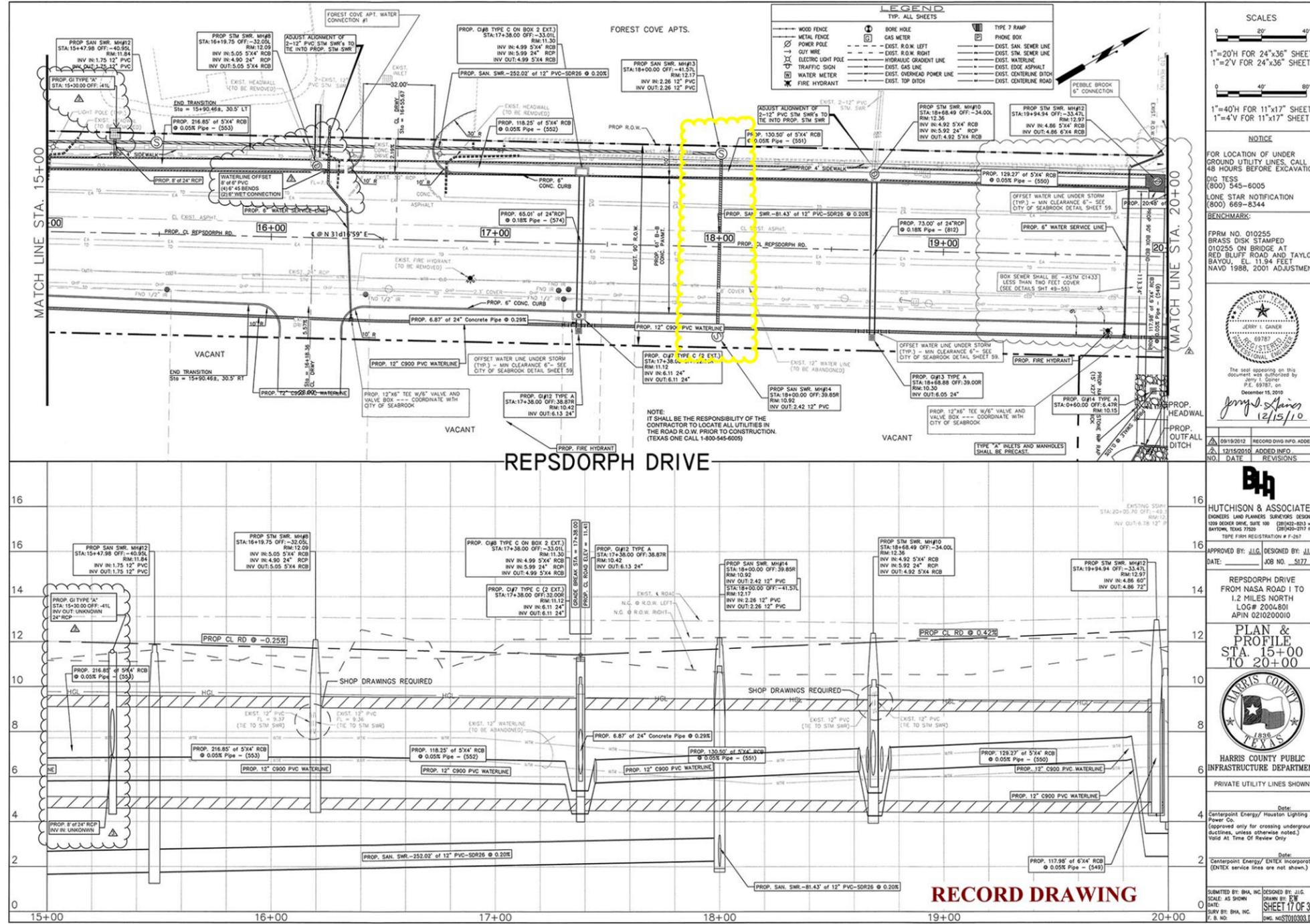
SUBMITTED BY: BHA, INC. DESIGNED BY: J.L.G.
SCALE: AS SHOWN DRAWN BY: J.W.
DATE: _____ SHEET 16 OF 309
F. & NO. _____ POC: WJSTO10033.DWG

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REPSDORPH DRIVE

RECORD DRAWING

This sheet issued with Addendum #2- 12-15-2010

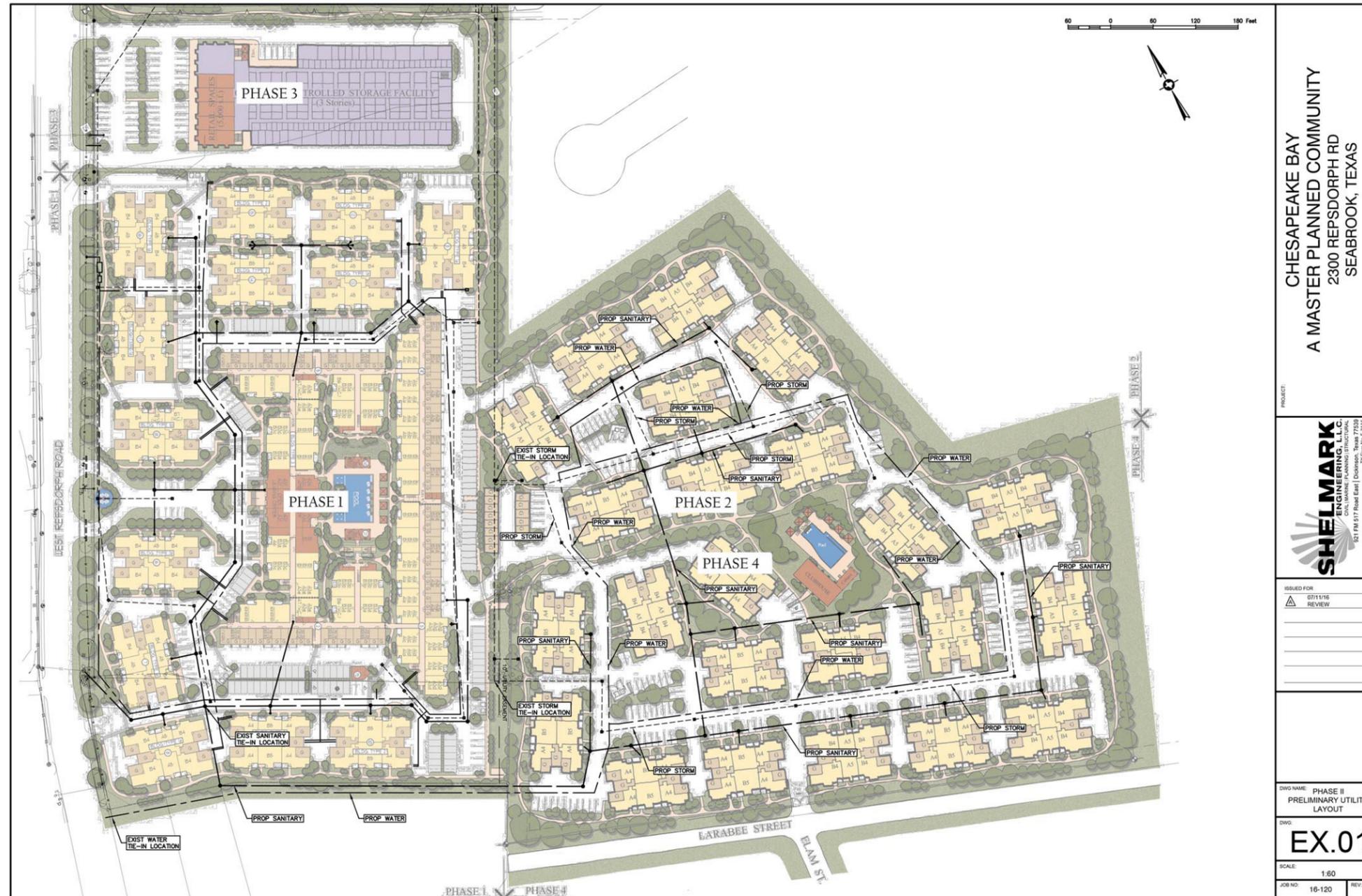
DATE: 7.13.2016

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PROJECT: CHESAPEAKE BAY
A MASTER PLANNED COMMUNITY
2300 REPSDORPH RD
SEABROOK, TEXAS
WMF INVESTMENTS

SHELMARK
ENGINEERING, L.L.C.
CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL
621 FM 517 Road East | Dickinson, Texas 75709
Tel: 409.261.2115

ISSUED FOR:
07/11/16
REVIEW

DWG NAME: PHASE II
PRELIMINARY UTILITY
LAYOUT

DWG: **EX.01**

SCALE: 1:80

JOB NO: 16-120 REV: A

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AMENITY CENTER

Chesapeake Bay - A Luxury Seniors Community 6,917 s.f.

Mucasey & Associates, Architects



MUCASEY & Associates
DATE: 7.13.2016



Architects

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POOL PLAN

Chesapeake Bay - Luxury Seniors Community

Mucasey & Associates, Architects

CLUBHOUSE & CABANA

Chesapeake Bay Phase 4

Mucasey & Associates, Architects

July 13, 2016

DATE: 7.13.2016

MUCASEY
& Associates



Architects

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EXHIBIT B-9a:

BUILDING ELEVATIONS
PHASE 1, PHASE 2 & PHASE 4



Amenity Center Detail



Clubhouse and Cabana



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EXHIBIT B-9b:
BUILDING ELEVATIONS
PHASE 3



Phase 3 Street View



Phase 3 Side View

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A Master Planned Community

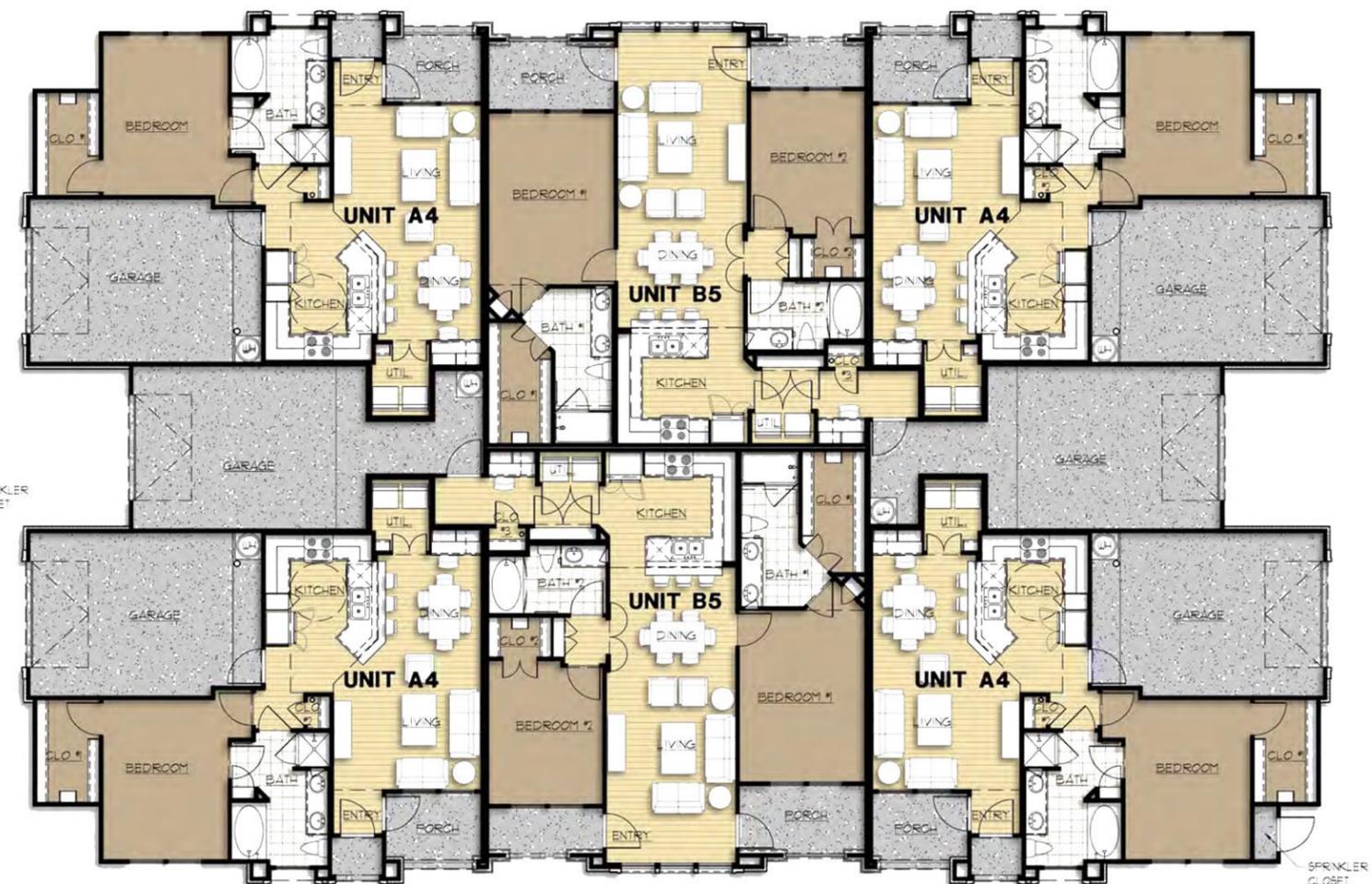
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BUILDING TYPE 1 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects



BUILDING TYPE 2 - Floor Plan

Chesapeake Bay - A Luxury Seniors Community
Mucasey & Associates, Architects

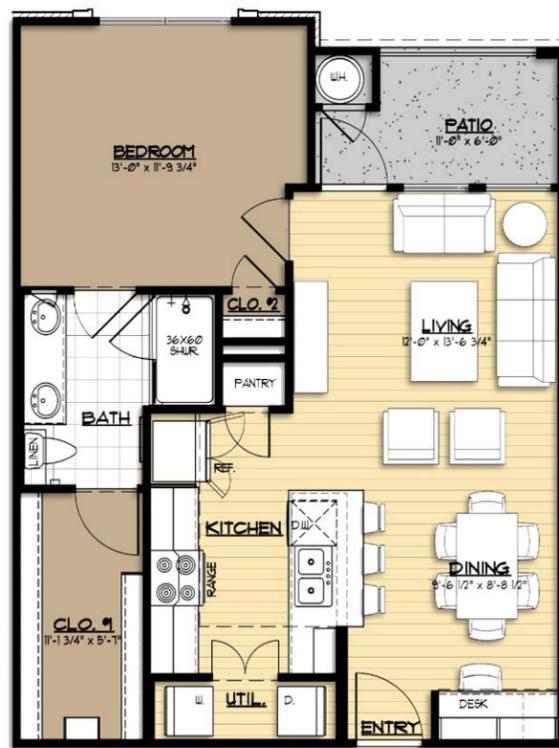
CHESAPEAKE BAY

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EXHIBIT B-10b:
UNIT "A" FLOOR PLANS



UNIT "A1" - One Bedroom, 1 Bath

729 s.f.



UNIT "A2" - One Bedroom, 1 Bath

746 s.f.



UNIT "A3" - One Bedroom, 1 Bath

795 s.f.



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

798 s.f.

CHESAPEAKE BAY

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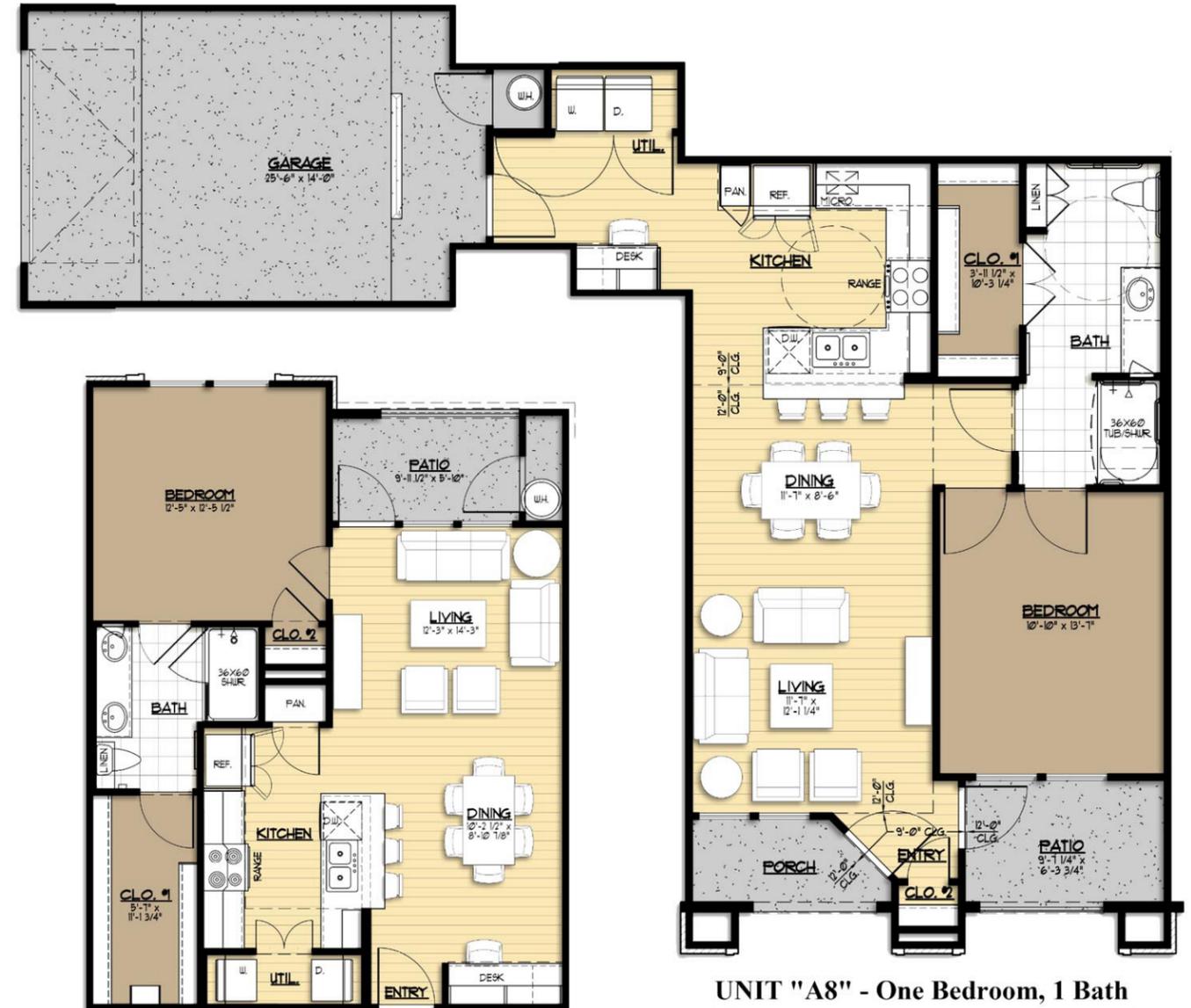
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UNIT "A5" - One Bedroom, 1 Bath

823 s.f.



UNIT "A6" - One Bedroom, 1 Bath

759 s.f.



UNIT "A7" - One Bedroom, 1 Bath

(H.C. Accessible)

787 s.f.

UNIT "A8" - One Bedroom, 1 Bath

(H.C. Accessible)

833 s.f.

CHESAPEAKE BAY

A Master Planned Community

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EXHIBIT B-10d:
UNIT "B" FLOOR PLANS



UNIT "B1" - Two Bedroom, 2 Bath

1,001 s.f.



UNIT "B2" - Two Bedroom, 2 Bath

1,083 s.f.



UNIT "B3" - Two Bedroom, 2 Bath

1,093 s.f.

CHESAPEAKE BAY

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Developed by

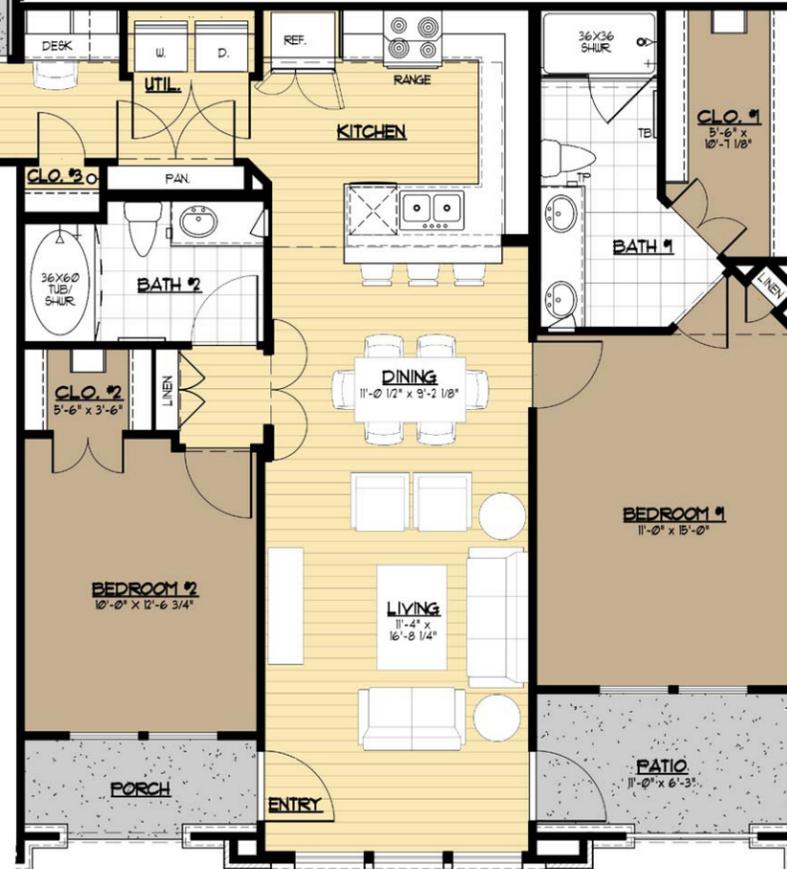
WMF INVESTMENTS

EXHIBIT B-10e:
UNIT "B" FLOOR PLANS



UNIT "B4" - Two Bedroom, 2 Bath

1,095 s.f.



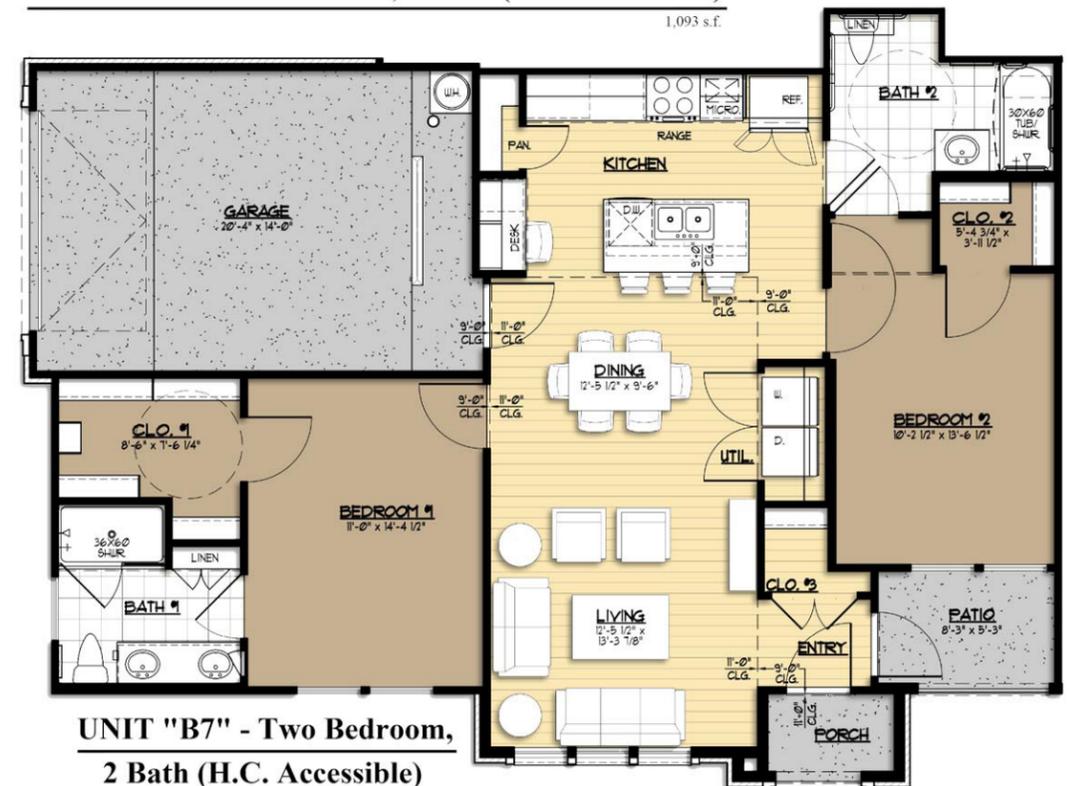
UNIT "B5" - Two Bedroom, 2 Bath

1,115 s.f.



UNIT "B6" - Two Bedroom, 2 Bath (H.C. Accessible)

1,093 s.f.



**UNIT "B7" - Two Bedroom,
2 Bath (H.C. Accessible)**

1,095 s.f.

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

PHASE 1:

- A. Second Quarter 2015: Design and plan review and approval
- B. Third Quarter 2015: Begin on site construction
- C. Fourth Quarter 2017: Construction complete
- D. Second Quarter 2017: Begin occupancy.

PHASE 2:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2017: Design and plan review and approval
- B. Fourth Quarter 2017: Begin on site construction
- C. Fourth Quarter 2018: Construction complete
- D. Fourth Quarter 2018: Begin occupancy.

PHASE 3: Commercial

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2016: Design and plan review and approval
- B. First Quarter 2017: Begin on site construction
- C. Third Quarter 2017: Construction complete
- D. Third Quarter 2017: Begin occupancy.

PHASE 4:

The following is an estimate based on favorable market conditions and project leasing:

- A. First Quarter 2018: Design and plan review and approval
- B. Third Quarter 2018: Begin on site construction
- C. First Quarter 2019: Construction complete
- D. First Quarter 2019: Begin occupancy

CHESAPEAKE BAY

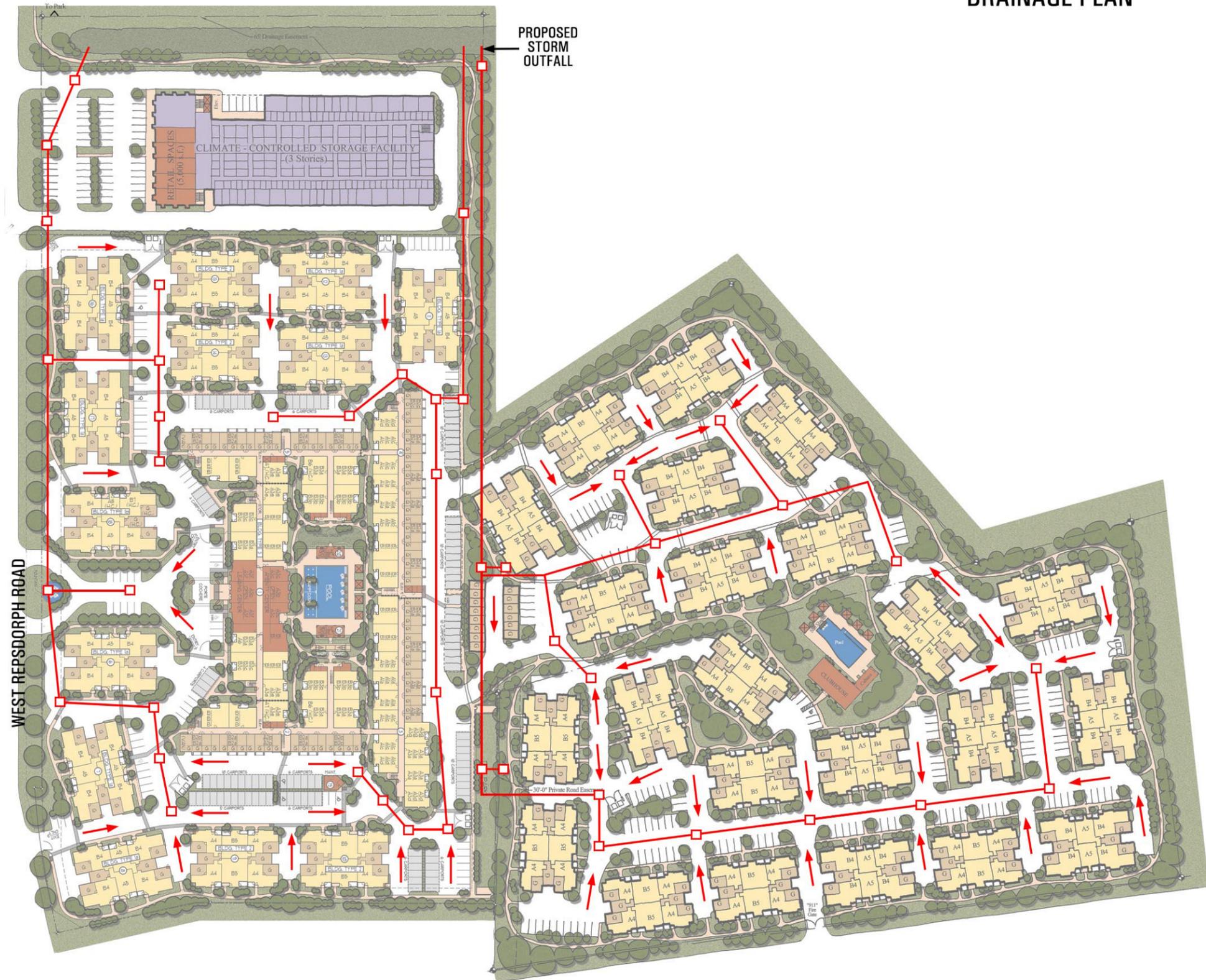
A Master Planned Community

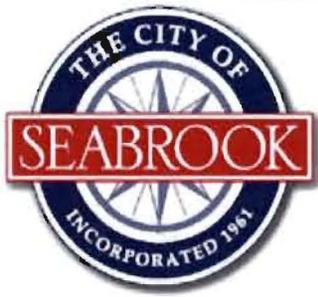
Developed by

WMF INVESTMENTS

STORM LEGEND

-  STORM INLET
-  STORM PIPE
-  DRAINAGE FLOW





CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: October 18, 2016

Submitter/Requestor: Sean Landis

Date Submitted: October 4, 2016

Presenter: Sean Landis

Description/Subject:

AN ORDINANCE PROVIDING THAT THE CODE OF THE CITY OF SEABROOK BE AMENDED BY DELETING THE CURRENT CHAPTER 38, "FLOOD", ARTICLE II, "FLOOD DAMAGE PREVENTION" AND REPLACING IT WITH A NEW CHAPTER 38, ARTICLE II, "FLOOD DAMAGE PREVENTION" WHICH CONTAINS SECTIONS FOR STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS; DEFINITIONS; GENERAL PROVISIONS INCLUDING ADOPTING THE FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD INSURANCE RATE STUDY (FIS) DATED JANUARY 6, 2017; ADMINISTRATION, PERMITTING AND VARIANCE PROCEDURES; AND PROVISIONS FOR FLOOD DAMAGE REDUCTION. THE CONTENTS OF THE NEW ARTICLE ARE SIMILAR TO THE CURRENT ARTICLE BUT ARE SOMETIMES WRITTEN IN A DIFFERENT MANNER.

Purpose/Need: Policy Issue Administrative Issue

Background/Issue (What prompted this need?):

March 29, 2013 the City was provided copies of the Preliminary Flood Insurance Rate Map (FIRM) panels.

November 14, 2013 the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for our community. FEMA did not receive any appeals of the proposed flood hazard determinations. Therefore, the determination of FEMA as to the proposed flood hazard determinations for our community is considered final. The Flood Insurance Rate Map (FIRM) for our community will become effective on January 6, 2017, and will revise the FIS report and FIRM which were in effect prior the this date.

As required to participate in the National Flood Insurance Program (NFIP) the City of Seabrook shall update Chapter 38, Titled Floods and as part of this update adopt the Flood Insurance Rate Maps (FIRM) and FIS reports Dated January 6, 2017.

2008 Flood Ordinance to 2016 Proposed Flood Ordinance

Significant change comparison:

- Increase freeboard requirements from 1 foot to 18 inches in all Special Flood Hazard Areas (SFHA).

Impacted Parties (Expected/Notified):

Whole Community

Recommended Action:

Staff recommends approval.

Attachments:

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

Proposed Ordinance 2016-27

Federal Insurance Rate Maps (FIRMS dated January 6, 2017) Electronic Format 3 Pages

FEMA Letter (Requiring Adoption of Flood Insurance Rate Map (FIRM Panels)

Fiscal Impact: NA

Funding Comments: NA

Where on the agenda should this item be placed?

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

New Business

Suggested Motion:

Staff recommends approval.

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.

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CITY OF SEABROOK

ORDINANCE NO. 2016-27
FLOOD DAMAGE PREVENTION

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS BY DELETING THE CURRENT CHAPTER 38, "FLOOD", ARTICLE II, "FLOOD DAMAGE PREVENTION" AND REPLACING IT WITH A NEW ARTICLE II, UNDER THE SAME TITLE, "FLOOD DAMAGE PREVENTION" WHICH CONTAINS SECTIONS FOR STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS; DEFINITIONS; GENERAL PROVISIONS INCLUDING ADOPTING THE FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD INSURANCE RATE STUDY (FIS), DATED JANUARY 6, 2017; ADMINISTRATION, PERMITTING AND VARIANCE PROCEDURES; AND PROVISIONS FOR FLOOD DAMAGE REDUCTION. THE CONTENTS OF THE NEW REPLACEMENT ARTICLE ARE SIMILAR TO THE CURRENT ARTICLE BUT ARE SOMETIMES WRITTEN IN A DIFFERENT MANNER.

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF \$500.00, OR THE MAXIMUM PROVIDED BY LAW, FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH, SPECIFICALLY INCLUDING ORDINANCES NOS. 87-07, 91-17, 93-30, 96-19, 97-08, 08-10, 08-28 AND 08-29; AND PROVIDES FOR SEVERABILITY AND NOTICE.

WHEREAS, in March of 2013, the City was provided copies of the Preliminary Flood Insurance Rate Map (FIRM) panels; and

WHEREAS, in November of 2013, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for our community; and FEMA did not receive any appeals of the proposed flood hazard determinations. Therefore, the determination of FEMA as to the proposed flood hazard determinations for our community is considered final. The Flood Insurance Rate Map (FIRM) for our community will become effective on January 6, 2017, and will revise the FIS report and FIRM which were in effect prior to this date; and

WHEREAS, as a requirement to participate in the National Flood Insurance Program (NFIP) the City of Seabrook is required to revise its Code of Ordinances, Chapter 38, titled "Floods" and as part of this update, is also required to adopt the Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) dated for January 2017; now therefore,

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

SECTION 1. AMENDMENT TO THE CODE.

The Code of the City of Seabrook, is hereby amended by deleting the current Chapter 38, entitled "Floods", Article II, "Flood Damage Prevention" in its entirety as shown on Attachment "A" which is made a part of this ordinance and replacing it with a new Article II entitled "Flood Damage Prevention" as shown as Attachment "B" which is made a part of this Ordinance.

SECTION 2. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code of Ordinances, Section 1-15, "General penalty; continuing violations" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00, or the maximum amount provided by law. Each day of violation shall constitute a separate offense.

SECTION 3. 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 provisions 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 4. REPEAL OF PREVIOUS ORDINANCE.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed, specifically including Ordinance No. 87-07, "Flood Damage Prevention" and subsequent amending Ordinance Nos. 91-17, 93-30, 96-19, 97-08, 08-10, 08-28 and 08-29 any other amending ordinances relating to Floods or Flood Damage Prevention are hereby repealed upon the adoption of Ordinance No. 2016-27.

THIS SPACE INTENTIONALLY LEFT BLANK

93 **SECTION 5. NOTICE.**

94
95 The City Secretary shall give notice of the enactment of this Ordinance by promptly
96 publishing it or its descriptive caption and penalty after final passage in the official newspaper of
97 the City; the Ordinance to take effect upon publication.

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99 **PASSED AND APPROVED** on first reading this 18th day of October, 2016.

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101 **PASSED AND APPROVED** on second and final reading this 1st day of November, 2016.

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By:

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Glenn Royal

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Mayor

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ATTEST:

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By: _____

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Robin Hicks, TRMC

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City Secretary

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APPROVED AS TO FORM:

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Steven L. Weathered, City Attorney

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1 **Chapter 38 - FLOODS**

2 **ARTICLE I. - IN GENERAL**

3

4 **Secs. 38-1—38-25. - Reserved.**

5 **ARTICLE II. - FLOOD DAMAGE PREVENTION** ^[1]

6 **Footnotes:**

7 **--- (1) ---**

8 **Editor's note—Ordinance No. 2008-10, § 1, adopted July 15, 2008, repealed the former art. II, §§ 38-**
9 **26—38-81, and enacted a new art. II as set out herein. The former art. II pertained to similar subject**
10 **matter and derived from Code 1976; Code 1996; Ord. No. 96-19, adopted Nov. 19, 1996; and Ord.**
11 **No. 97-08, adopted June 3, 1997.**

12 **State Law reference— Authority of city to adopt regulations designed to minimize flood losses,**
13 **V.T.C.A., Water Code §§ 16.315 and 16.321; Flood Control and Insurance Act authorizes city to**
14 **take all necessary actions to comply with requirements of National Flood Insurance Program,**
15 **Vernon's Ann. Texas Civ. St., art. 8280-13 (Water Aux.).**

16

17 **DIVISION 1. - GENERAL PROVISIONS**

18

19 **Sec. 38-26. - Statutory authorization.**

20 **The legislature of the State of Texas has in the Flood Control Insurance Act, V.T.C.A., Water**
21 **Code, § 16.315, delegated the responsibility of local governmental units to adopt regulations**
22 **designed to minimize flood losses and promote the public health, safety and general welfare of its**
23 **citizenry. Therefore, the city council of the City of Seabrook, Texas does ordain as follows.**

24 **(Ord. No. 2008-10, § 1, 7-15-2008)**

25 **Sec. 38-27. - Findings of fact.**

26 **(a) The flood hazard areas of the city are subject to periodic inundation, which results in loss of**
27 **life and property, health and safety hazards, disruption of commerce and governmental**
28 **services, and extraordinary public expenditures for flood protection and relief, all of which**
29 **adversely affect the public health, safety and general welfare.**

30 **(b) These flood losses are created by the cumulative effect of obstructions in floodplains which**
31 **cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas**
32 **by uses vulnerable to floods and hazardous to other lands because they are inadequately**
33 **elevated, flood proofed or otherwise protected from flood damage.**

34 **(c) Special flood hazard areas (SFHA) in the city are identified on the Harris County Flood**
35 **Insurance Rate Maps (FIRMs) and the accompanying flood insurance study (FIS) published**
36 **by the Federal Emergency Management Agency (FEMA).**

37 (d) The term floodplain has broader scope than the special flood hazard areas (SFHAs) and
38 refers to any land which is subject to periodic inundation. Floodplains are important to the
39 city because they convey and store floodwaters; they contribute to better water quality and
40 water supply; they provide habitat for fish, game and wildlife; they provide open space for
41 leisure and recreational activities; and they have productive soils for agriculture and timber.
42 Floodplains, by nature, change over time due to natural processes and from human
43 development.

44 (Ord. No. 2008-10, § 1, 7-15-2008)

45 Sec. 38-28. - Statement of purpose.

46 It is the purpose of this article to promote the public health, safety and general welfare, to
47 minimize public and private losses due to flood conditions in specific areas, and to maintain
48 healthy and functional floodplains by provisions designed to:

- 49 (1) Protect human life and health;
- 50 (2) Minimize expenditure of public money for costly flood control projects;
- 51 (3) Minimize the need for rescue and relief efforts associated with flooding and generally
52 undertaken at the expense of the general public;
- 53 (4) Minimize prolonged business interruptions;
- 54 (5) Minimize damage to public facilities and utilities such as water and gas mains, electric,
55 telephone and sewer lines, streets and bridges located in floodplains;
- 56 (6) Help maintain a stable tax base by providing for the sound use and development of
57 flood-prone areas in such a manner as to minimize future flood-blight areas;
- 58 (7) Ensure that potential buyers are notified that property is in a flood area;
- 59 (8) Help citizens to realize that those who occupy areas of special flood hazard assume
60 responsibility for their actions;
- 61 (9) Ensure that floodplains continue to convey and store flood waters; contribute to the
62 better water quality and water supply; provide habitat for fish, game and wildlife; provide
63 open space for leisure and recreational activities; and have productive soils for
64 agriculture and timber; and
- 65 (10) Comply with V.T.C.A., Water Code, § 16.315.

66 (Ord. No. 2008-10, § 1, 7-15-2008)

67 Sec. 38-29. - Methods of reducing flood losses.

68 In order to accomplish its purposes, this article uses the following methods:

- 69 (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of
70 flood, or cause excessive increases in flood heights or velocities;
- 71 (2) Require that uses vulnerable to floods, including facilities which serve such uses, be
72 protected against flood damage at the time of initial construction;
- 73 (3) Control the alteration of natural floodplains, stream channels, and natural protective
74 barriers, which are involved in the accommodation of floodwaters;
- 75 (4) Control filling, grading, dredging and other development which may increase flood
76 damage;

77 (5) Prevent or regulate the construction of flood barriers which will unnaturally divert
78 floodwaters or which may increase flood hazards to other lands;

79 (6) Promote uses of land in the floodplain that are consistent with the natural and beneficial
80 functions of the floodplain.

81 (Ord. No. 2008-10, § 1, 7-15-2008)

82 Sec. 38-30. - Definitions.

83 Unless specifically defined below, words or phrases used in this article shall be interpreted to
84 give them the meaning they have in common usage and to give this ordinance its most
85 reasonable application.

86 A zone. See "Area of shallow flooding" and "Area of special flood hazard."

87 Accessory structure means a structure which is on the same parcel of property as the
88 principal structure and the use of which is incidental and subordinate to the use of the principal
89 structure. This includes, but is not limited to, a detached garage, storage shed, gazebo, picnic
90 pavilion, boathouse, barn or other similar building.

91 Addition means an improvement that increases the square footage of structures including
92 lateral additions added to the side or rear of a structure, vertical additions added on top of a
93 structure, and enclosures added underneath a structure. Related to "substantial improvement."

94 Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar
95 landform which originates at the apex and is characterized by high-velocity flows; active
96 processes of erosion, sediment transport, and deposition; and unpredictable flow paths. Alluvial
97 fan flooding is depicted on a flood insurance rate map (FIRM) as zone AO, with a flood depth and
98 velocity.

99 Apex means a point on an alluvial fan or similar landform below which the flow path of the
100 major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

101 Appurtenant structure. See "Accessory structure."

102 Area of future conditions flood hazard means the land area that would be inundated by the
103 one percent annual chance (100-year) flood based on future conditions hydrology.

104 Area of shallow flooding means a designated AO, AH, AR/AO, AR/AH, or VO zone on a
105 community's flood insurance rate map (FIRM) with a one percent or greater annual chance of
106 flooding to an average depth of one to three feet where a clearly defined channel does not exist,
107 where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding
108 is characterized by ponding or sheet flow.

109 Area of special flood hazard means the land in the floodplain within a community subject to a
110 one percent or greater chance of flooding in any given year. The area may be designated as zone
111 A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in
112 preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1—30,
113 AE, A99, AR, AR/A1—30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1—30, VE or V.

114 Area of special mudslide (i.e., mudflow) hazard means the land within a community most
115 likely to be subject to severe mudslides (i.e., mudflows). The area may be designated as zone M
116 on the FHBM. After the detailed evaluation of the special mudslide (i.e., mudflow) hazard area in
117 preparation for publication of the FIRM, zone M may be further refined.

118 Base flood means the flood having a one percent chance of being equaled or exceeded in any
119 given year.

120 Base flood elevation (BFE) means the computed elevation shown on the flood insurance rate
121 map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1—

122 A30, AR, V1—V30, or VE that indicates the water surface elevation resulting from the flood that
123 has a one percent chance of equaling or exceeding that level in any given year, also called "the
124 base flood."

125 Basement means any area of the building having its floor subgrade (below ground level) on
126 all sides.

127 Benchmark. See "Reference mark."

128 Breakaway wall means a wall that is not part of the structural support of the building and is
129 intended through its design and construction to collapse under specific lateral loading forces,
130 without causing damage to the elevated portion of the building or supporting foundation system.
131 Use of breakaway walls must be certified by a registered engineer or architect and shall meet the
132 following conditions:

133 (1) Breakaway wall collapse shall result from a water load less than that which would occur
134 during the base flood, and

135 (2) The elevated portion of the building shall not incur any structural damage due to the
136 effects of wind and water loads acting simultaneously in the event of the base flood.

137 Building. See "Structure."

138 Chief executive officer of the community (CEO) means the official of the community who is
139 charged with the authority to implement and administer laws, ordinances and regulations for that
140 community.

141 Coastal high hazard area means an area of special flood hazard extending from offshore to
142 the inland limit of a primary frontal dune along an open coast and any other area subject to high
143 velocity wave action from storms or seismic sources. The area is designated on a flood insurance
144 rate map (FIRM) as zones V1—V30, VE, or V.

145 Community means any state or area or political subdivision thereof, or any indian tribe or
146 authorized tribal organization, or Alaska Native village or authorized native organization, which
147 has authority to adopt and enforce floodplain management regulations for the areas within its
148 jurisdiction.

149 Critical facility. Typical critical facilities include hospitals, fire stations, police stations,
150 storage of critical records, and similar facilities. These facilities should be given special
151 consideration when formulating regulatory alternatives and floodplain management plans.

152 Critical feature means an integral and readily identifiable part of a flood protection system,
153 without which the flood protection provided by the entire system would be compromised.

154 Development means any manmade change to improved and unimproved real estate
155 including, but not limited to, buildings or other structures, mining, dredging, filling, grading,
156 paving, excavation or drilling operations or storage of equipment or materials.

157 Elevated building means, for insurance purposes, a nonbasement building, which has its
158 lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers,
159 pilings, or columns.

160 Elevation reference mark. See "Reference mark."

161 Enclosure means a fully enclosed walled in area below the lowest floor of an elevated
162 building (includes crawlspaces). See "Lowest floor."

163 Encroachment means the advance or infringement of uses, plant growth, fill, excavation,
164 buildings, permanent structures or development into a regulatory floodplain which may impede or
165 alter its flow capacity.

166 Erosion means the process of the gradual wearing away of land masses.

167 Exemption certificate means a certificate issued by the community defining that the proposed
168 activity within the special flood hazard area does not meet the definition of development and not
169 subject to the requirements of this article. Activities may include painting, minor repairs and
170 landscaping.

171 Existing construction means for the purposes of determining flood insurance rates,
172 structures for which the "start of construction" commenced before the effective date of the FIRM
173 or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also
174 be referred to as "existing structures."

175 Existing manufactured home park or subdivision means a manufactured home park or
176 subdivision for which the construction of facilities for servicing the lots on which the
177 manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the
178 construction of streets, and either final site-grading or the pouring of concrete pads) is completed
179 before the effective date of the floodplain management regulations adopted by a community.

180 Expansion to an existing manufactured home park or subdivision means the preparation of
181 additional sites by the construction of facilities for servicing the lots on which the manufactured
182 homes are to be affixed (including the installation of utilities, the construction of streets, and
183 either final site-grading or the pouring of concrete pads).

184 Flood or flooding means a general and temporary condition of partial or complete inundation
185 of normally dry land areas from:

- 186 (1) The overflow of inland or tidal waters;
187 (2) The unusual and rapid accumulation or runoff of surface waters from any source;
188 (3) Mudslides (i.e., mudflows) which are proximately caused by flooding and are akin to a
189 river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth
190 is carried by a current of water and deposited along the path of the current.

191 Flood elevation study means an examination, evaluation and determination of flood hazards
192 and, if appropriate, corresponding water surface elevations, or an examination, evaluation and
193 determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

194 Flood hazard boundary map (FHBM) means an official map of a community, issued by the
195 administrator, where the boundaries of the flood, mudslide (i.e., mudflow) related erosion areas
196 having special hazards have been designated as zones A, M, and/or E.

197 Flood insurance rate map (FIRM) means an official map of a community, on which the Federal
198 Emergency Management Agency has delineated both the special flood hazard areas and the risk
199 premium zones applicable to the community.

200 Flood insurance study (FIS) means official report provided by the Federal Emergency
201 Management Agency that examines, evaluates and determines the flood hazards and, if
202 appropriate, corresponding flood profiles and water surface elevations. It can also be the
203 examination, evaluation, and determination of mudslide and/or flood-related erosion hazards.

204 Flood protection system means those physical structural works for which funds have been
205 authorized, appropriated, and expended and which have been constructed specifically to modify
206 flooding in order to reduce the extent of the area within a community subject to a "special flood
207 hazard" and the extent of the depths of associated flooding. Such a system typically includes
208 hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying
209 works are those constructed in conformance with sound engineering standards.

210 Floodplain or flood-prone area means any land area susceptible to being inundated by water
211 from any source (See definition of "flooding").

212 Floodplain management means the operation of an overall program of corrective and
213 preventive measures for reducing flood damage and preserving and enhancing, where possible,
214 natural resources in the floodplain including, but not limited to, emergency preparedness plans.

215 flood control works, floodplain management regulations, subdivision regulations, open space
216 plans and floodplain management plans.

217 *Floodplain management regulations* means this article, zoning ordinances, subdivision
218 regulations, building codes, health regulations, special purpose ordinances (such as grading
219 ordinance and erosion control ordinances) and other applications of police power which apply to
220 the development and land use in flood-prone areas. The term describes such federal, state or
221 local regulations, in any combination thereof, which provide standards for the purpose of
222 floodplain management.

223 *Flood-proofing* means any combination of structural and nonstructural additions, changes, or
224 adjustments to structures which reduce or eliminate flood damage to real estate or improved real
225 property, water and sanitary facilities, structures and their contents. Also see "Wet flood-
226 proofing." Refer to FEMA technical bulletins TB 1-93, TB 3-93, and TB 7-93 for guidelines on dry
227 and wet flood-proofing.

228 *Flood-related erosion area or flood-related erosion prone area* means a land area adjoining
229 the shore of a lake or other body of water, which due to the composition of the shoreline or bank
230 and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.
231 Also see "Special flood-related-erosion hazard area."

232 *Flood-resistant* means any building material capable of withstanding direct and prolonged
233 contact with floodwaters for at least 72 hours without sustaining any damage requiring more than
234 low-cost cosmetic repair (such as painting). Refer to FEMA Technical Bulletin 2-93, "Flood-
235 resistant materials requirements for buildings located in the special flood hazard areas in
236 accordance with the National Flood Insurance Program."

237 *Floodway.* See "Regulatory floodway."

238 *Functionally dependent use* means a use which cannot perform its intended purpose unless
239 it is located or carried out in close proximity to water. The term includes only docking facilities,
240 port facilities that are necessary for the loading and unloading of cargo or passengers, and ship
241 building and ship repair facilities, but does not include long-term storage or related manufacturing
242 facilities.

243 *Future conditions flood hazard areas or future conditions floodplain.* See "Area of future
244 conditions flood hazard."

245 *Future conditions hydrology* means the flood discharges associated with projected land-use
246 conditions based on a community's zoning maps and/or comprehensive land-use plans and
247 without consideration of projected future construction of flood detention structures or projected
248 future hydraulic modifications within a stream or other waterway, such as bridge and culvert
249 construction, fill, and excavation.

250 *Governing body* means the local governing unit (i.e., county or municipality) that is
251 empowered to adopt and implement regulations to provide for the public health, safety and
252 general welfare of its citizenry.

253 *Highest adjacent grade* means the highest natural elevation of the ground surface prior to
254 construction next to the proposed walls of a structure.

255 *Highway ready with respect to a recreational vehicle* means ready for highway use if it is on
256 its wheels or jacking system, is attached to the site only by quick disconnect type utilities and
257 security devices, and has no permanently attached additions, and is fully licensed.

258 *Historic structure* means any structure that is:

259 (1) *Listed individually in the National Register of Historic Places (a listing maintained by the*
260 *Department of Interior) or preliminarily determined by the Secretary of the Interior as*
261 *meeting the requirements for individual listing on the National Register;*

262 (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to
263 the historical significance of a registered historic district or a district preliminarily
264 determined by the secretary to qualify as a registered historic district;

265 (3) Individually listed on a state inventory of historic places in states with historic
266 preservation programs which have been approved by the Secretary of the Interior; or

267 (4) Individually listed on a local inventory of historic places in communities with historic
268 preservation programs that have been certified either:

269 a. By an approved state program as determined by the Secretary of the Interior, or

270 b. Directly by the Secretary of the Interior in states without approved programs.

271 Hydrodynamic forces are imposed on an object, such as a building, by water flowing against
272 and around it. Among the forces are positive frontal pressure against the structure, drag effect
273 along the sides, and negative pressure in the downstream side.

274 Hydrostatic forces. Standing water or slowly moving water can induce horizontal hydrostatic
275 forces against a structure, especially when floodwater levels on different sides of a wall are not
276 equal. Also flooding can cause vertical hydrostatic forces, or flotation.

277 Letter of map change (LOMC) means a general term used to refer to the several types of
278 revisions and amendments to FEMA maps that can be accomplished by letter. They include letter
279 of map amendment (LOMA), letter of map revision (LOMR), and letter of map revision based on fill
280 (LOMR-F).

281 Levee means a manmade structure, usually an earthen embankment, designed and
282 constructed in accordance with sound engineering practices to contain, control, or divert the flow
283 of water so as to provide protection from temporary flooding.

284 Levee system means a flood protection system which consists of a levee, or levees, and
285 associated structures, such as closure and drainage devices, which are constructed and operated
286 in accordance with sound engineering practices.

287 Limited storage means the type of storage permitted in an enclosed area below the base
288 flood elevation and is limited to that which is incidental and accessory to the principal use of the
289 structure. For example, if the structure is a residence, storage should be limited to items such as
290 lawn and garden equipment, snow tires, and other low value items which can be conveniently
291 moved to the elevated part of the building.

292 Lowest floor means the lowest floor of the lowest enclosed area (including basement). An
293 unfinished or flood-resistant enclosure, usable solely for parking or vehicles, building access or
294 storage in an area other than a basement area is not considered a building's lowest floor;
295 provided that such enclosure is not built so as to render the structure in violation of the
296 applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance
297 Program regulations.

298 Lowest horizontal structural member in an elevated building means the lowest beam, joist, or
299 other horizontal member that supports the building. Grade beams installed to support vertical
300 foundation members where they enter the ground are not considered lowest horizontal members.

301 Manufactured home means a structure transportable in one or more sections, which is built
302 on a permanent chassis and is designed for use with or without a permanent foundation when
303 connected to the required utilities. The term "manufactured home" does not include a
304 "recreational vehicle."

305 Manufactured home park or subdivision means a parcel (or contiguous parcels) of land
306 divided into two or more manufactured home lots for rent or sale.

307 Mean sea level means, for purposes of the National Flood Insurance Program, the National
308 Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum of 1988 (NAVD 88), or

309 other datum, to which base flood elevations shown on a community's flood insurance rate map
310 are referenced.

311 *Mudslide (i.e., mudflow)* describes a condition where there is a river, flow or inundation of
312 liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the
313 subsequent accumulation of water on the ground preceded by a period of unusually heavy or
314 sustained rain. A mudslide (i.e., mudflow) may occur as a distinct phenomenon while a landslide
315 is in progress, and will be recognized as such by the Administrator only if the mudflow, and not
316 the landslide, is the proximate cause of damage that occurs.

317 *Mudslide (i.e., mudflow) prone area* means an area with land surfaces and slopes of
318 unconsolidated material where the history, geology and climate indicate a potential for mudflow.

319 *National Flood Insurance Program (NFIP)* means a federal program enabling property owners
320 in participating communities to purchase insurance as a protection against flood losses in
321 exchange for state and community floodplain management regulations that reduce future flood
322 damages. Participation in the NFIP is based on an agreement between communities and the
323 federal government. If a community adopts and enforces a floodplain management ordinance to
324 reduce future flood risk to new construction in floodplains, the federal government will make flood
325 insurance available within the community as a financial protection against flood losses. This
326 insurance is designed to provide an insurance alternative to disaster assistance to reduce the
327 escalating costs of repairing damage to buildings and their contents caused by floods. The U.S.
328 Congress established the National Flood Insurance Program (NFIP) with the passage of the
329 National Flood Insurance Act of 1968.

330 *New construction for floodplain management purposes* means structures for which the start
331 of construction commenced on or after the effective date of a floodplain management regulation
332 adopted by a community and includes any subsequent improvements to such structures.

333 *New manufactured home park or subdivision* means a manufactured home park or
334 subdivision for which the construction of facilities for servicing the lots on which the
335 manufactured homes are to be affixed (including at a minimum, the installation of utilities, the
336 construction of streets, and either final site grading or the pouring of concrete pads) is completed
337 on or after the effective date of floodplain management regulations adopted by a community.

338 *Nonresidential structure* means a structure that is primarily used for uses other than
339 residential including, but is not limited to: small business concerns, churches, schools, farm
340 buildings (including grain bins and silos), pool houses, boat houses, clubhouses, recreational
341 buildings, mercantile structures, agricultural and industrial structures, warehouses, hotels and
342 motels with normal room rentals for less than six months' duration, and nursing homes.

343 *One percent annual chance flood.* See "Base flood."

344 *One hundred year flood or 100-year flood.* See "Base flood."

345 *Primary frontal dune* means a continuous or nearly continuous mound or ridge of sand with
346 relatively steep seaward and landward slopes immediately landward and adjacent to the beach
347 and subject to erosion and overtopping from high tides and waves during major coastal storms.
348 The inland limit of the primary frontal dune occurs at the point where there is a distinct change
349 from a relatively mild slope.

350 *Recreational vehicle* means a vehicle which is:

351 (1) Built on a single chassis;

352 (2) Four hundred square feet or less when measured at the largest horizontal projections;

353 (3) Designed to be self-propelled or permanently towable by a light duty truck; and

354 (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters
355 for recreational, camping, travel, or seasonal use.

356 Reference mark means a point of vertical ground elevation reference to be shown on the
357 FIRM for comparison to the BFE. ERMs shall be referenced to the National Geodetic Vertical
358 Datum (NGVD) or the North American Vertical Datum (NAVD).

359 Regulatory floodway means the channel of a river or other watercourse and the adjacent land
360 areas that must be reserved in order to discharge the base flood without cumulatively increasing
361 the water surface elevation more than a designated height.

362 Repetitive loss (RL) means any insurable building for which two or more claims of more than
363 \$1,000.00 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year
364 period, since 1978. A RL property may or may not be currently insured by the NFIP.

365 Residential structure means a structure that is considered to be a domicile or is used for
366 residential purposes for six months or more. Residential structures include a single family home,
367 multiple unit apartment buildings, a residential condominium, or a manufactured or modular
368 home.

369 Riverine means relating to, formed by, or resembling a river (including tributaries), stream,
370 brook, etc.

371 Sand dunes mean naturally occurring accumulations of sand in ridges or mounds landward
372 of the beach.

373 Severe repetitive loss property means a residential property that is covered under flood
374 insurance by the National Flood Insurance Program (NFIP):

375 (1) That has at least four NFIP claim payments over \$5,000.00 each, when at least two such
376 claims have occurred within any ten-year period, and the cumulative amount of such
377 claims payments exceeds \$20,000.00, or

378 (2) For which at least two separate claims payments have been made with the cumulative
379 amount of the building portion of such claims exceeding the value of the property, when
380 two such claims have occurred within any ten-year period.

381 Special flood hazard area. See "Area of special flood hazard."

382 Special flood-related erosion hazard area. See "Area of special flood-related erosion hazard."

383 Start of construction (for other than new construction or substantial improvements under the
384 Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the
385 date the building permit was issued, provided the actual start of construction, repair,
386 reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of
387 the permit date. The actual start means either the first placement of permanent construction of a
388 structure on a site, such as the pouring of slab or footings, the installation of piles, the
389 construction of columns, or any work beyond the stage of excavation; or the placement of a
390 manufactured home on a foundation. Permanent construction does not include land preparation,
391 such as clearing, grading and filling; nor does it include the installation of streets and/or
392 walkways; nor does it include excavation for basement, footings, piers or foundations or the
393 erection of temporary forms; nor does it include the installation on the property of accessory
394 buildings, such as garages or sheds not occupied as dwelling units or not part of the main
395 structure. For a substantial improvement, the actual start of construction means the first
396 alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that
397 alteration affects the external dimensions of the building.

398 Structure means, for floodplain management purposes, a walled and roofed building,
399 including a gas or liquid storage tank, that is principally above ground, as well as a manufactured
400 home.

401 Substantial damage means damage of any origin sustained by a structure whereby the cost
402 of restoring the structure to its before damaged condition would equal or exceed 50 percent of the
403 market value of the structure before the damage occurred.

404 Substantial improvement means any reconstruction, rehabilitation, addition, or other
405 improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of
406 the structure before "start of construction" of the improvement. This term includes structures
407 which have incurred "substantial damage", regardless of the actual repair work performed. The
408 term does not, however, include either:

409 (1) Any project for improvement of a structure to correct existing violations of state or local
410 health, sanitary, or safety code specifications which have been identified by the local
411 code enforcement official and which are the minimum necessary to assure safe living
412 conditions, or

413 (2) Any alteration of a "historic structure", provided that the alteration will not preclude the
414 structure's continued designation as a "historic structure."

415 V zone. See "Coastal high hazard area."

416 Variance means a grant of relief by a community from the terms of a floodplain management
417 regulation. (For full requirements, see Section 60.6 of the National Flood Insurance Program
418 regulations.)

419 Violation means the failure of a structure or other development to be fully compliant with the
420 community's floodplain management regulations. A structure or other development without the
421 elevation certificate, other certifications, or other evidence of compliance required in this
422 ordinance is presumed to be in violation until such time as that documentation is provided.

423 Watercourse means a definite channel with bed and banks within which concentrated water
424 flows continuously, frequently or infrequently.

425 Water surface elevation means the height, in relation to the National Geodetic Vertical Datum
426 of 1929 (NGVD 29), North American Vertical Datum of 1988 (NSVD 88), or other datum, where
427 specified, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine
428 areas.

429 Wet flood-proofing includes permanent or contingent measures applied to a structure or its
430 contents that prevent or provide resistance to damage from flooding while allowing floodwaters to
431 enter the structure or area.

432 (Ord. No. 2008-10, § 1, 7-15-2008)

433 Sec. 38-31. - Lands to which this article applies.

434 The article shall apply to all areas within the jurisdiction of Seabrook, Texas, including areas
435 of special flood hazard.

436 (Ord. No. 2008-10, § 1, 7-15-2008)

437 Sec. 38-32. - Basis for establishing the areas of special flood hazard.

438 The areas of special flood hazard identified by the Federal Emergency Management Agency
439 in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for
440 Harris County, Texas," dated January 6, 2017, with accompanying flood insurance rate maps
441 dated January 6, 2017, and all subsequent amendments and/or revisions thereto are hereby
442 adopted by reference and declared to be a part of this article. Such maps are available for review
443 in the office of the floodplain administrator.

444 (Ord. No. 2008-10, § 1, 7-15-2008)

445 Sec. 38-33. - Establishment of development permit.

446 A floodplain development permit or exemption certificate shall be required to ensure
447 conformance with the provisions of this article.

448 (Ord. No. 2008-10, § 1, 7-15-2008)

449 Sec. 38-34. - Compliance.

450 No development shall occur, nor any structure or land shall hereafter be located, altered, or
451 have its use changed without full compliance with the terms of this article and other applicable
452 regulations.

453 (Ord. No. 2008-10, § 1, 7-15-2008)

454 Sec. 38-35. - Abrogation and greater restrictions.

455 This article is not intended to repeal, abrogate, or impair any existing easements, covenants,
456 or deed restrictions. However, where this article and another ordinance, easement, covenant, or
457 deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall
458 prevail.

459 (Ord. No. 2008-10, § 1, 7-15-2008)

460 Sec. 38-36. - Interpretation.

461 In the interpretation and application of this article, all provisions shall be:

462 (1) Considered as minimum requirements;

463 (2) Liberally construed in favor of the governing body; and

464 (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

465 (Ord. No. 2008-10, § 1, 7-15-2008)

466 Sec. 38-37. - Warning and disclaimer or liability.

467 The degree of flood protection required by this article is considered reasonable for regulatory
468 purposes and is based on scientific and engineering considerations. On rare occasions greater
469 floods can and will occur and flood heights may be increased by manmade or natural causes. This
470 article does not imply that land outside the areas of special flood hazards or uses permitted within
471 such areas will be free from flooding or flood damages. This article shall not create liability on the
472 part of the community or any official or employee thereof for any flood damages that result from
473 reliance on this article or any administrative decision lawfully made hereunder.

474 (Ord. No. 2008-10, § 1, 7-15-2008)

475 Sec. 38-38. - Severability.

476 This article and the various parts thereof are hereby declared to be severable. Should any
477 section of this article be declared by the courts to be unconstitutional or invalid, such decision

478 shall not affect the validity of the article as a whole, or any portion thereof other than the section
479 so declared to be unconstitutional or invalid.

480 (Ord. No. 2008-10, § 1, 7-15-2008)

481 Secs. 38-39—38-55. - Reserved.

482 DIVISION 2 - ADMINISTRATION, VARIANCE PROCEDURES AND PENALTIES

483

484 Sec. 38-56. - Designation of the floodplain administrator.

485 The chief building official is hereby appointed the "floodplain administrator" to administer
486 and implement the provisions of this article and other appropriate sections of 44 CFR (Emergency
487 Management and Assistance—National Flood Insurance Program Regulations) pertaining to
488 floodplain management.

489 (Ord. No. 2008-10, § 1, 7-15-2008)

490 Sec. 38-57. - Duties and responsibilities of the floodplain administrator.

491 Duties and responsibilities of the floodplain administrator shall include, but not be limited to,
492 the following:

493 (1) Maintain and hold open for public inspection all records pertaining to the provisions of
494 this article. This includes, but is not limited to:

495 a. All application, review and permitting forms;

496 b. All current and past versions of the flood insurance rate maps (FIRMs), flood
497 boundary and floodway maps (FBFMs), flood insurance studies (FISs);

498 c. Any other studies, information or data used in regulating development in the
499 floodplain;

500 d. Applicable elevation certificates;

501 e. Applicable flood-proofing certificates; and

502 f. Correspondence, applications, studies, and reports related to letters of map
503 amendments, letters of map revisions and conditional letters of map revision as
504 submitted to and approved by FEMA.

505 (2) Review all development to:

506 a. Determine that all requirements of this article have been satisfied;

507 b. Ensure that the proposed building site project, including the placement of
508 manufactured homes, will be reasonably safe from flooding;

509 c. Ensure that development in flood-prone areas would not adversely impact other
510 properties;

511 d. Assure that all necessary permits have been obtained from those federal, state or
512 local governmental agencies (including Section 404 of the Federal Water Pollution
513 Control Act Amendments of 1972, 33 U.S.C. 1334; and compliance with Sections 9
514 and 10 of the Endangered Species Act) from which prior approval or permits are
515 required; and

516 e. Assure that the flood-carrying capacity within the altered or relocated portion of any
517 watercourse is maintained.

518 **(3) Determine regulatory floodplain and floodway designation, delineation, and elevation:**

519 a. For the purposes of determining if a floodplain development permit is required in
520 accordance with this article;

521 b. Where interpretation is needed as to the exact location of the boundaries of the
522 areas of special flood hazards (for example, where there appears to be a conflict
523 between a mapped boundary and actual field conditions) the floodplain
524 administrator shall make the necessary interpretation; and

525 c. When base flood elevation data has not been provided in accordance with section
526 38-32, the floodplain administrator shall either:

527 1. Obtain, review and reasonably utilize any base flood elevation data and
528 floodway data available from a federal, state or other source, in order to
529 administer the provisions of subsection (5). Reference: "Managing Floodplain
530 Development in Approximate Zone A Areas—A Guide for Obtaining and
531 Developing Base (100-year) Flood Elevations," dated July 1995, or

532 2. Require the applicant to provide hydrological and hydraulic data prepared by a
533 professional engineer licensed in the State of Texas which established the base
534 flood elevation.

535 d. When a regulatory floodway has not been designated, the floodplain administrator
536 must require that no new construction, substantial improvements, or other
537 development (including fill) shall be permitted within zones A1—30 and AE on the
538 community's FIRM, unless it is demonstrated that the cumulative effect of the
539 proposed development, when combined with all other existing and anticipated
540 development, will not increase the water surface elevation of the base flood more
541 than one foot at any point within the community.

542 **(4) Notify, in riverine situations, adjacent communities and the state coordinating agency**
543 **which is the Texas Water Development Board (TWDB), prior to any alteration or**
544 **relocation of a watercourse, and submit evidence of such notification to the Federal**
545 **Emergency Management Agency.**

546 **(5) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance**
547 **Program regulations, a community may approve certain development in zones A1—30,**
548 **AE, AH, on the community's FIRM which increases the water surface elevation of the**
549 **base flood by more than one foot, provided that the community first completes all of the**
550 **provisions required by Section 65.12.**

551 **(6) Take action to remedy violations of this article as specified in sections 38-59 and 38-60 of**
552 **this article.**

553 **(Ord. No. 2008-10, § 1, 7-15-2008)**

554 **Sec. 38-58. - Permit procedures.**

555 **A floodplain development permit shall be obtained before any construction or other**
556 **development may begin in any special flood hazard area or other regulatory floodplain within the**
557 **jurisdiction of Seabrook, Texas. A record of all such information shall be maintained in**
558 **accordance with subsection 38-57(1).**

559 **(1) Application for a floodplain development permit shall be presented to the floodplain**
560 **administrator, on forms furnished by him/her. Applications must be filled out completely**
561 **and include:**

- 562 **a. Site plan, drawn to scale, which include, but is not limited to:**
- 563 **1. Location and dimensions of all existing and proposed structures, including**
- 564 **manufactured homes;**
- 565 **2. Ground elevations at building corners of proposed new and substantially**
- 566 **improved structures;**
- 567 **3. Location, dimensions and elevation of proposed landscape and terrain**
- 568 **alterations;**
- 569 **4. Proposed locations of water supply, sanitary sewer, and utilities;**
- 570 **5. The location of the special flood hazard area and floodway; and**
- 571 **6. If available, the base flood elevation from the flood insurance study.**
- 572 **b. Building plans, if applicable, drawn to scale, which include, but are not limited to:**
- 573 **1. Elevation in relation to mean sea level of the lowest floor (including basement)**
- 574 **of all existing and proposed new and substantially improved structures;**
- 575 **2. For a crawl space foundation, the elevation of the crawl space, location and**
- 576 **total net area of foundation openings and venting (see FEMA Technical**
- 577 **Bulletins 1-93 and 7-93);**
- 578 **3. For foundations placed on fill, the location and height of fill, and compaction to**
- 579 **be achieved (compacted to a minimum of 95 percent using the standard proctor**
- 580 **test method);**
- 581 **4. Proposed elevation in relation to mean sea level to which any nonresidential**
- 582 **structure will be flood-proofed, (see FEMA Technical Bulletin TB 3-93).**
- 583 **c. If applicable, a certificate from a registered professional engineer that the**
- 584 **nonresidential flood-proofed structure shall meet the flood-proofing criteria of**
- 585 **section 38-30; and**
- 586 **d. A description of the extent to which any watercourse or natural drainage will be**
- 587 **altered or relocated as a result of proposed development.**
- 588 **e. All elevation requirements noted in this article shall be documented using the**
- 589 **elevation certificate, FEMA Form 086-0-33 (7/15) and shall be certified by a registered**
- 590 **professional engineer or surveyor, and shall be submitted to the floodplain**
- 591 **administrator (reference to architect removed).**
- 592 **(2) Approval or denial of a floodplain development permit by the floodplain administrator**
- 593 **shall be based on all of the provisions of this article and the following relevant factors:**
- 594 **a. The danger to life and property due to flooding or erosion damage;**
- 595 **b. The susceptibility of the proposed facility and its contents to flood damage and the**
- 596 **effect of such damage on the individual owner;**
- 597 **c. The danger that materials may be swept onto other lands to the injury of others;**
- 598 **d. The compatibility of the proposed use with existing and anticipated development;**
- 599 **e. The safety of access to the property in times of flood for ordinary and emergency**
- 600 **vehicles;**
- 601 **f. The costs of providing governmental services during and after flood conditions**
- 602 **including maintenance and repair of streets and bridges, and public utilities and**
- 603 **facilities such as sewer, gas, electrical and water systems;**
- 604 **g. The expected heights, velocity, duration, rate of rise and sediment transport of the**
- 605 **floodwaters and the effects of wave action, if applicable, expected at the site;**

- 606 h. The necessity to the facility of a waterfront location, where applicable;
- 607 i. The availability of alternative locations, not subject to flooding or erosion damage,
- 608 for the proposed use; and
- 609 j. The relationship of the proposed use to other community plans (hazard mitigation,
- 610 flood management, comprehensive, neighborhood) applicable to that area.

611 (Ord. No. 2008-10, § 1, 7-15-2008)

612 Sec. 38-59. - Variance procedures.

613 (a) Variance process.

- 614 (1) The appeal board, as established by the community, shall hear and render judgment on
- 615 requests for variances from the requirements of this article. The appeal board for
- 616 Seabrook, Texas is the "Board of Adjustments."
- 617 (2) The appeal board shall hear and render judgment on an appeal only when it is alleged
- 618 there is an error in any requirement, decision, or determination made by the floodplain
- 619 administrator in the enforcement or administration of this article.
- 620 (3) Any person or persons aggrieved by the decision of the appeal board may appeal such
- 621 decision in the courts of competent jurisdiction.
- 622 (4) The floodplain administrator shall maintain a record of all actions involving an appeal
- 623 and shall report variances to the Federal Emergency Management Agency upon request.

624 (b) Variance considerations.

- 625 (1) Variances shall only be issued upon a determination that the variance is the minimum
- 626 necessary, considering the flood hazard, to afford relief. The appeals board shall
- 627 consider all technical evaluations, all relevant factors, standards specified in other
- 628 sections of this article and the:
- 629 a. Danger that materials may be swept onto other lands to the injury of others;
- 630 b. Danger of life and property due to flooding or erosion damage;
- 631 c. Susceptibility of the proposed facility and its contents to flood damage and the
- 632 effect of such damage on the existing individual owner and future owners of the
- 633 property;
- 634 d. Importance of the services provided by the proposed facility to the community;
- 635 e. Necessity to the facility of a waterfront location, where applicable;
- 636 f. Availability of alternative locations for the proposed use which are not subject to
- 637 flooding or erosion damage;
- 638 g. Compatibility of the proposed use with existing and anticipated development;
- 639 h. Relationship of the proposed use to the comprehensive plan and floodplain
- 640 management program for that area;
- 641 i. Safety of access to the property in time of flood for ordinary and emergency
- 642 vehicles;
- 643 j. Expected heights, velocity, duration, rate of rise, and sediment transport of the
- 644 floodwaters expected at the site; and
- 645 k. Costs of providing governmental services during and after flood conditions,
- 646 including rescue services, maintenance and repair of public utilities and facilities

647 such as sewer, gas, electrical, and water system, and maintenance and repair of
648 streets and bridges.

649 (2) Variances may be issued for the reconstruction, rehabilitation or restoration of
650 structures listed on the National Register of Historic Places or the State Inventory of
651 Historic Places, without regard to the procedures set forth in the remainder of this
652 article.

653 (3) Variances may be issued for the repair or rehabilitation of historic structures upon a
654 determination that the proposed repair or rehabilitation will not preclude the structure's
655 continued designation as a historic structure and the variance is the minimum necessary
656 to preserve the historic character and design of the structure.

657 (4) Upon consideration of the factors noted above and the intent of this article, the appeal
658 board may attach such conditions to the granting of variances as it deems necessary to
659 further the purpose and objectives of this article (section 38-28).

660 (5) Variances shall not be issued within any designated floodway if any increase in flood
661 levels during the base flood discharge would result.

662 (6) Variances shall only be issued upon:

663 a. Showing a good and sufficient cause;

664 b. A determination that failure to grant the variance would result in exceptional
665 hardship to the applicant; and

666 c. A determination that the granting of a variance will not result in increased flood
667 heights, additional threats to public safety, extraordinary public expense, create
668 nuisances, cause fraud on or victimization of the public, or conflict with existing
669 local laws or ordinances.

670 (7) Variances may be issued by a community for new construction and substantial
671 improvements and for other development necessary for the conduct of a functionally
672 dependent use provided that:

673 a. The criteria outlined in section 38-28 are met, and

674 b. The structure or other development is protected by methods that minimize flood
675 damages during the base flood and create no additional threats to public safety.

676 (8) Under some circumstances it may be appropriate to wet-flood-proof certain types of
677 agricultural structures when located in wide, expansive floodplains through issuance of
678 a variance. This should only be done for structures used for temporary storage of
679 equipment or crops or temporary shelter for livestock and only in circumstances where it
680 can be demonstrated that agricultural structures can be designed in such a manner that
681 results in minimal damage to the structure and its contents and will create no additional
682 threats to public safety.

683 (9) Under limited circumstances, variances may be issued for functionally dependent uses
684 provided that the structure is protected by methods that minimize flood damages during
685 the base flood and there are no additional threats to public safety.

686 (c) Issuance and record of a variance.

687 (1) Any application to which a variance is granted shall be given written notice that the
688 structure will be permitted to be built with the lowest floor elevation below the base flood
689 elevation, and that the cost of flood insurance will be commensurate with the increased
690 risk resulting from the reduced lowest floor elevation;

691 (2) A copy of the notice shall remain on file with the city; and

692 (3) A copy of the notice shall be recorded with the office of the city secretary (or other
693 recording office) as a public record and shall be recorded in a manner so that it appears
694 in the chain of title of the affected parcel of land.

695 (Ord. No. 2008-10, § 1, 7-15-2008)

696 Sec. 38-60. - Penalties for noncompliance.

697 No structure or land shall hereafter be constructed, located, extended, converted, or altered
698 without full compliance with the terms of this ordinance and other applicable regulations.
699 Violation of the provisions of this ordinance by failure to comply with any of its requirements
700 (including violations of conditions and safeguards established in connection with conditions)
701 shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of
702 its requirements shall upon conviction thereof be fined not more than \$500.00, (or the maximum
703 amount permitted by law); or imprisoned for not more than 30 days (or the maximum amount
704 permitted by law); or both, for each violation; and in addition shall pay all costs and expenses
705 involved in the case. Nothing herein contained shall prevent the city from taking such other lawful
706 action as is necessary to prevent or remedy any violation.

707 (Ord. No. 2008-10, § 1, 7-15-2008)

708 Secs. 38-61—38-75. - Reserved.

709 DIVISION 3. - PROVISIONS FOR FLOOD HAZARD REDUCTION

710

711 Sec. 38-76. - General standards.

712 In all areas of special flood hazards the following provisions are required for all new
713 construction and substantial improvements:

714 (1) All new construction or substantial improvements shall be designed (or modified) and
715 adequately anchored to prevent flotation, collapse or lateral movement of the structure
716 resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

717 (2) All new construction or substantial improvements shall be constructed by methods and
718 practices that minimize flood damage;

719 (3) All new construction or substantial improvements shall be constructed with materials
720 resistant to flood damage;

721 (4) All new construction or substantial improvements shall be constructed with electrical,
722 heating, ventilation, plumbing, and air conditioning equipment and other service facilities
723 that are designed and/or located so as to prevent water from entering or accumulating
724 within the components during conditions of flooding;

725 (5) All new and replacement water supply systems shall be designed to minimize or
726 eliminate infiltration of floodwaters into the system;

727 (6) New and replacement sanitary sewage systems shall be designed to minimize or
728 eliminate infiltration of floodwaters into the system and discharge from the systems into
729 flood waters;

730 (7) On-site waste disposal systems shall be located to avoid impairment to them or
731 contamination from them during flooding;

732 (8) A structure shall be deemed to be substantially improved or substantially damaged when
733 the costs of the improvements or damage repairs, equal or exceed 50 percent of the
734 market value of the structure;

735 (Ord. No. 2008-10, § 1, 7-15-2008)

736 Sec. 38-77. - Specific standards (A and AE zones).

737 In all areas of special flood hazards where base flood elevation data has been provided as set
738 forth in (i) section 38-32, (ii) section 38-33, or (iii) section 38-35, the following provisions are
739 required:

740 (1) All development.

741 a. If fill material is to be used to elevate any structure, the following will apply:

742 1. Fill material must be compacted to at least 95 percent of standard laboratory
743 maximum density (standard proctor) according to ASTM Standard D—698.

744 2. Fill soils must be fine grained soils of low permeability, such as those classified
745 as CH, CL, SC, or ML according to ASTM Standard D—2487, "Classification of
746 soils for engineering purposes".

747 3. The fill material must be homogeneous and isotropic; that is, the soil must be
748 all of one material, and the engineering properties must be the same in all
749 directions.

750 b. All elevation requirements noted in this article shall be documented using the
751 elevation certificate, FEMA Form 086-0-33 (7/15), and shall be certified by a
752 registered professional engineer or surveyor, and shall be submitted to the
753 floodplain administrator (reference to architect removed).

754 (2) Residential construction (including manufactured homes). New construction and
755 substantial improvement of any residential structure as well as all manufactured homes
756 to be placed or substantially improved within a SFHA:

757 a. Shall have the lowest floor (including basement), any ductwork, exposed plumbing
758 and electrical components elevated to or above a minimum of eighteen inches
759 above the base flood elevation;

760 b. If a detailed base flood elevation is unavailable, the lowest floor (including
761 basement) and any ductwork, and exposed plumbing and electrical components
762 shall be elevated a minimum of eighteen inches above the highest adjacent grade;

763 c. Shall be elevated and anchored to resist flotation, collapse, or lateral movement.
764 Methods of anchoring may include, but are not limited to, use of over-the-top or
765 frame ties to ground anchors. This requirement is in addition to applicable state and
766 local manufactured home anchoring requirements for resisting wind forces;

767 d. For any area below the elevation which is eighteen inches above the base flood
768 elevation, all structures must be installed with flood-resistant materials.

769 (3) Nonresidential construction. New construction and substantial improvements of any
770 commercial, industrial or other nonresidential structure:

771 a. Shall either have the lowest floor (including basement) elevated to or above a
772 minimum of eighteen inches above the base flood elevation.

773 b. Together with attendant utility and sanitary facilities, be designed so that the
774 structure is watertight to a minimum level eighteen inches above the base flood
775 elevation with walls substantially impermeable to the passage of water and with

- 776 structural components having the capability of resisting hydrostatic and
777 hydrodynamic loads and effects of buoyancy.
- 778 c. A registered professional engineer or architect shall develop and/or review
779 structural design, specifications, and plans for the construction, and shall certify
780 that the design and methods of construction are in accordance with accepted
781 standards of practice as outlined in this subsection.
- 782 d. A record of such certification which includes the specific elevation (in relation to
783 mean sea level) to which such structures are flood-proofed shall be maintained by
784 the floodplain administrator.
- 785 **(4) Enclosures. New construction and substantial improvements may have enclosures**
786 **below the lowest floor provided that the enclosure is:**
- 787 a. Used solely for parking of vehicles, building access or limited storage in an area
788 other than a basement,
- 789 b. Designed to automatically equalize hydrostatic flood forces on exterior walls by
790 allowing for the entry and exit of floodwaters. Designs for meeting this requirement
791 must either be certified by a registered professional engineer or architect or meet or
792 exceed the following minimum criteria:
- 793 1. A minimum of two openings on separate walls having a total net area of not less
794 than one square inch for every square foot of enclosed area subject to flooding
795 shall be provided.
- 796 2. The bottom of all openings shall be no higher than one foot above grade.
- 797 3. Openings may be equipped with screens, louvers, valves, or other coverings or
798 devices provided that they permit the automatic entry and exit of floodwaters.
- 799 c. Enclosed areas below the lowest floor elevation must be constructed using flood-
800 resistant materials.
- 801 **(5) Recreational vehicles. Require that recreational vehicles placed on sites within zones**
802 **A1—30, AH, and AE on the community's FIRM either:**
- 803 a. Be on the site for fewer than 180 consecutive days, or
- 804 b. Be fully licensed and ready for highway use.
- 805 If neither of these conditions can be achieved, it is considered to be a manufactured
806 home and is subject to the requirements of subsection (2).
- 807 **(6) Utilities. If a proposed building site is in a special flood hazard area (SFHA), the building**
808 **support utility systems for all new construction and substantial improvements shall:**
- 809 a. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning
810 equipment and other service facilities that are designed and/or located so as to
811 prevent water from entering or accumulating within the components during
812 conditions of flooding;
- 813 b. Require within flood-prone areas new and replacement water supply systems to be
814 designed to minimize or eliminate infiltration of flood waters into the systems;
- 815 c. Require within flood-prone areas new and replacement sewage systems be
816 designed to minimize or eliminate infiltration of floodwaters into the systems and
817 discharges from the systems into flood waters; and
- 818 d. Require on-site water disposal systems be located to avoid impairment to them or
819 contamination from them during flooding.

820 (Ord. No. 2008-10, § 1, 7-15-2008; Ord. No. 2008-29, § 1, 11-18-2008)

821 Sec. 38-78. - Specific standards for areas of shallow flooding (AO/AH zones).

822 Located within the areas of special flood hazard established in section 38-32, are areas
823 designated as shallow flooding. These areas have special flood hazards associated with flood
824 depths of one to three feet where a clearly defined channel does not exist, where the path of
825 flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized
826 by ponding or sheet flow; therefore, the following provisions apply:

827 (1) All development.

828 a. If fill material is to be used to elevate any structure, the following will apply:

829 1. Fill material must be compacted to at least 95 percent of standard laboratory
830 maximum density (standard proctor) according to ASTM standard D-698;

831 2. Fill soils must be fine grained soils of low permeability, such as those classified
832 as CH, CL, SC, or ML according to ASTM standard D-2487, "Classification of
833 soils for engineering purposes".

834 3. The fill material must be homogeneous and isotropic; that is, the soil must be
835 all of one material, and the engineering properties must be the same in all
836 directions.

837 b. All elevation requirements noted in this article shall be documented using the
838 elevation certificate, FEMA Form 086-0-33 (7/15), and shall be certified by a
839 registered professional engineer, surveyor, or architect, and shall be submitted to
840 the floodplain administrator.

841 (2) Residential construction. New construction and substantial improvements of residential
842 structures as well as manufactured homes to be placed or substantially improved within
843 the SFHA:

844 a. Shall have the lowest floor (including basement) any ductwork, exposed plumbing
845 and electrical components elevated to or above a minimum of eighteen inches
846 above the base flood elevation or a minimum of eighteen inches above the highest
847 adjacent grade at least as high as the depth number specified in feet on the
848 community's FIRM (at least eighteen inches if no depth number is specified);

849 b. If a detailed base flood elevation is unavailable, the lowest floor (including
850 basement) and any ductwork, and exposed plumbing and electrical components
851 shall be elevated a minimum of eighteen inches above the highest adjacent grade;

852 c. Shall be elevated and anchored to resist flotation, collapse, or lateral movement.
853 Methods of anchoring may include, but are not limited to, use of over-the-top or
854 frame ties to ground anchors. This requirement is in addition to applicable state and
855 local manufactured home anchoring requirements for resisting wind forces;

856 d. For any area below the elevation which is eighteen inches above the base flood
857 elevation, all structures must be installed with flood resistant materials.

858 (3) Nonresidential construction. All new construction and substantial improvements of
859 nonresidential structures:

860 a. Have the lowest floor (including basement) elevated to or above a minimum of
861 eighteen inches above the base flood elevation or a minimum of eighteen inches
862 above the highest adjacent grade at least as high as the depth number specified in
863 feet on the community's FIRM (at least eighteen inches if no depth number is
864 specified);

- 865 b. Together with attendant utility and sanitary facilities be designed so that the
866 structure is watertight to a minimum level eighteen inches above the base flood
867 elevation or a minimum of eighteen inches above the highest adjacent grade at least
868 as high as the depth number specified in feet on the community's FIRM (at least
869 eighteen inches if no depth number is specified) with walls substantially
870 impermeable to the passage of water and with structural components having the
871 capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy;
- 872 c. A registered professional engineer or architect shall submit a certification to the
873 floodplain administrator that the standards of this section, as proposed in section
874 38-76 are satisfied;
- 875 d. Require within zones AH or AO that adequate drainage paths around structures on
876 slopes, to guide floodwaters around and away from proposed structures.
- 877 (4) Enclosures. New construction and substantial improvements may have enclosures
878 below the lowest floor provided that the enclosure is:
- 879 a. Used solely for parking of vehicles, building access or limited storage in an area
880 other than a basement,
- 881 b. Designed to automatically equalize hydrostatic flood forces on exterior walls by
882 allowing for the entry and exit of floodwaters. Designs for meeting this requirement
883 must either be certified by a registered professional engineer or architect or meet or
884 exceed the following minimum criteria:
- 885 1. A minimum of two openings on separate walls having a total net area of not less
886 than one square inch for every square foot of enclosed area subject to flooding
887 shall be provided.
- 888 2. The bottom of all openings shall be no higher than one foot above grade.
- 889 3. Openings may be equipped with screens, louvers, valves, or other coverings or
890 devices provided that they permit the automatic entry and exit of floodwaters.
- 891 c. For any enclosed area below the lowest floor which is eighteen inches above the
892 base flood elevation, all structures must be installed with flood-resistant materials.
- 893 (5) Recreational vehicles. Require that recreational vehicles placed on sites within zones
894 A1—30, AH, and AE on the community's FIRM either:
- 895 a. Be on the site for fewer than 180 consecutive days, or
- 896 b. Be fully licensed and ready for highway use.
- 897 If neither of these conditions can be achieved, it is considered to be a manufactured
898 home and is subject to the requirements of subsection 38-77(2).
- 899 (6) Utilities. If a proposed building site is in a special flood hazard area (SFHA), the building
900 support utility systems for all new construction and substantial improvements shall:
- 901 a Be constructed with electrical, heating, ventilation, plumbing, and air conditioning
902 equipment and other service facilities that are designed and/or located so as to
903 prevent water from entering or accumulating within the components during
904 conditions of flooding;
- 905 b Require within flood-prone areas new and replacement water supply systems to be
906 designed to minimize or eliminate infiltration of floodwaters into the systems;
- 907 c. Require within flood-prone areas new and replacement sewage systems be
908 designed to minimize or eliminate infiltration of floodwaters into the systems and
909 discharges from the systems into floodwaters; and

910 d. Require on-site water disposal systems be located to avoid impairment to them or
911 contamination from them during flooding.

912 (Ord. No. 2008-10, § 1, 7-15-2008; Ord. No. 2008-29, § 1, 11-18-2008)

913 Sec. 38-79. - Floodways.

914 Since the floodway is an extremely hazardous area due to the velocity of floodwaters which
915 carry debris, potential projectiles and erosion potential, the following provisions shall apply to
916 floodways:

917 (1) Encroachments to the floodway, including fill material of any kind, new construction and
918 substantial improvements are prohibited;

919 (2) Drilling of water, gas and/or oil wells is prohibited;

920 (3) Storage of hazardous materials, in any form, is prohibited;

921 (4) Storage of any unanchored materials (which aren't considered fill or construction) are
922 prohibited;

923 (5) For any other proposed development, hydrologic and hydraulic analyses must
924 performed in accordance with standard engineering practice to demonstrate that the
925 proposed development would not result in any increase in flood levels within the
926 community during the occurrence of the base flood discharge;

927 (6) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance
928 Program Regulation, a community may permit encroachments within the adopted
929 regulatory floodway that would result in an increase in base flood elevations, provided
930 that the community first completes all of the provisions required by Section 65.12.

931 (Ord. No. 2008-10, § 1, 7-15-2008)

932 Sec. 38-80. - Coastal high hazard areas. (Zones V1-30, VE, and/or V)

933 Located within the areas of special flood hazard established in section 38-76, are areas
934 designated as coastal high hazard areas (zones V1-30, VE, and/or V). These areas have special
935 flood hazards associated with high velocity waters from tidal surges and hurricane wave wash;
936 therefore, in addition to meeting all provisions outlined in this article, the following provisions
937 must also apply:

938 (1) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural
939 member of the lowest floor (excluding pilings and columns) of all new and substantially
940 improved structures, and whether or not such structures contain a basement. The
941 floodplain administrator shall maintain a record of all such information.

942 (2) All new construction shall be located landward of the reach of mean high tide.

943 (3) All new construction and substantial improvements shall be elevated on pilings and
944 columns so that:

945 a. The bottom of the lowest horizontal structural member of the lowest floor (excluding
946 the pilings or columns) is elevated a minimum of eighteen inches above the base
947 flood level,

948 b. The pile or column foundation and structure attached thereto is anchored to resist
949 flotation, collapse and lateral movement due to the effects of wind and water loads
950 acting simultaneously on all building components. Water loading values used shall
951 be those associated with the base flood. Wind loading values used shall be those

952 required by applicable state or local building standards. A registered professional
953 engineer or architect shall develop or review the structural design, specifications
954 and plans for the construction, and shall certify that the design and methods of
955 construction to be used are in accordance with accepted standards of practice for
956 meeting the provisions of subsection (3) a. and b. of this section.

957 (4) Provide that all new construction and substantial improvements have the space
958 below the lowest floor either free of obstruction or constructed with non-supporting
959 breakaway walls, open wood lattice-work, or insect screening intended to collapse under
960 wind and water loads without causing collapse, displacement, or other structural
961 damage to the elevated portion of the building or supporting foundation system.

962 For the purpose of this section, a breakaway wall shall have a design safe loading
963 resistance of not less than ten and no more than 20 pounds per square foot. Use of
964 breakaway walls which exceed a design safe loading resistance of 20 pounds per square
965 foot (either by design or when so required by local or state codes) may be permitted only
966 if a registered professional engineer or architect certifies that the designs proposed meet
967 the following conditions:

968 a. Breakaway wall collapse shall result from a water load less than that which would
969 occur during the base flood, and

970 b. The elevated portion of the building and supporting foundation system shall not be
971 subject to collapse, displacement, or other structural damage due to the effects of
972 wind and water loads acting simultaneously on all building components (structural
973 and nonstructural). Water loading values used shall be those associated with the
974 base flood. Wind loading values used shall be those required by applicable State or
975 local building standards. Such enclosed space shall be useable solely for parking of
976 vehicles, building access, or storage. Such space shall not be used for human
977 habitation.

978 (5) Prohibit the use of fill for structural support of buildings.

979 (6) Prohibit manmade alteration of sand dunes and mangrove stands that increase potential
980 flood damage.

981 (7) Manufactured homes—Require that manufactured homes placed or substantially
982 improved within zone V1-30, V, and VE on the community's FIRM on sites (i) outside of a
983 manufactured home park or subdivision, (ii) in a new manufactured home park or
984 subdivision, (iii) in an expansion to an existing manufactured home park or subdivision,
985 or (iv) in an existing manufactured home park or subdivision on which a manufactured
986 home has incurred "substantial damage" as the result of a flood, meet the standards of
987 subsections (1) through (6) and that manufactured homes placed or substantially
988 improved on other sites in an existing manufactured home park or subdivision within
989 zones V1—30, V, and VE on the community's FIRM meet the requirements of subsection
990 38-77(2) of this article.

991 (8) Recreational vehicles— Require that recreational vehicles placed on sites within zones
992 V1—30, V, and VE on the community's FIRM either:

993 a. Be on the site for fewer than 180 consecutive days;

994 b. Be fully licensed and ready for highway use;

995 If neither of these conditions can be achieved, it is considered to be a manufactured
996 home and is subject to the requirements of subsection 38-77(2).

997 c. Or meet the requirements of subsection 38-77(1)—(6).

998 (9) Utilities—If a proposed building site is in a special flood hazard area (SFHA), the building
999 support utility systems for all new construction and substantial improvements shall:

- 1000 a. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning
1001 equipment and other service facilities that are designed and/or located so as to
1002 prevent water from entering or accumulating within the components during
1003 conditions of flooding;
- 1004 b. Require within flood-prone areas new and replacement water supply systems to be
1005 designed to minimize or eliminate infiltration of floodwaters into the systems;
- 1006 c. Require within flood-prone areas new and replacement sewage systems be
1007 designed to minimize or eliminate infiltration of floodwaters into the systems and
1008 discharges from the systems into floodwaters; and
- 1009 d. Require on-site water disposal systems be located to avoid impairment to them or
1010 contamination from them during flooding.

1011 (Ord. No. 2008-10, § 1, 7-15-2008; Ord. No. 2008-29, § 1, 11-18-2008)

1012 Sec. 38-81. - Standards for subdivision proposals within the SFHA.

- 1013 (a) All subdivision proposals including the placement of manufactured home parks and
1014 subdivisions shall be consistent with section 38-32 of this article.
- 1015 (b) All proposals for the development of subdivisions including the placement of manufactured
1016 home parks and subdivisions shall meet floodplain development permit requirements of
1017 section 38-58 of this article.
- 1018 (c) Base flood elevation data shall be generated (or provided to the community) for subdivision
1019 proposals and other proposed development including the placement of manufactured home
1020 parks and subdivisions which is greater than 20 lots or two acres, whichever is lesser, if not
1021 otherwise provided pursuant to section 38-76 of this article.
- 1022 (d) All subdivision proposals including the placement of manufactured home parks and
1023 subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- 1024 (e) All subdivision proposals including the placement of manufactured home parks and
1025 subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water
1026 systems located and constructed to minimize or eliminate flood damage.

1027 (Ord. No. 2008-10, § 1, 7-15-2008)

1028 Sec. 38-82. - Areas outside of the SFHA.

- 1029 (a) Residential construction outside of SFHA (including manufactured homes). New construction
1030 and substantial improvement of any residential structure as well as all manufactured homes
1031 to be placed or substantially improved outside of a SFHA (or, but within 200 feet of a
1032 watercourse) shall have the lowest floor, any ductwork, exposed plumbing and electrical
1033 components elevated eighteen inches above the natural grade.
- 1034 (b) Areas between limits of 100-year flood and 500-year flood (shaded zone X). All new
1035 construction and substantial improvement of residential and nonresidential structures within
1036 shaded zone X designations shall meet the following standards:
- 1037 (1) All new construction and substantial improvements of residential structures shall have
1038 the lowest floor, including basement, elevated 18 inches above the nearest adjacent A
1039 zone base flood elevation specified in feet on the community flood insurance rate map,
1040 as determined by the floodplain administrator.
- 1041 (2) All new construction and substantial improvements of nonresidential structures shall:

- 1042 a. Have the lowest floor, including basement, elevated 18 inches above the nearest
1043 adjacent A zone base flood elevation specified in feet on the community flood
1044 insurance rate map, as determined by the floodplain administrator;
- 1045 b. Together with attendant utility and sanitary facilities, be designed so that below the
1046 base flood level of the nearest adjacent A zone the structure is watertight with walls
1047 substantially impermeable to the passage of water and with structural components
1048 having the capability of resisting hydrostatic and hydrodynamic loads and effect of
1049 buoyancy. A registered professional engineer or architect shall submit a
1050 certification to the floodplain administrator that the standards of this subsection as
1051 proposed are satisfied;
- 1052 c. A registered professional engineer or registered public surveyor shall submit a
1053 certification to the floodplain administrator that the standards of this subsection, as
1054 proposed are satisfied.

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1057 (Ord. No. 2008-10, § 1, 7-15-2008; Ord. No. 2008-29, § 1, 11-18-2008)

1058 Sec. 38-83. - Alteration of a watercourse.

- 1059 (a) In a case where alterations are made to the channels of rivers, stream, or drainage ways, the
1060 flood carrying capacity must be the same or greater as the original watercourse. Additionally,
1061 once the alteration is made, the capacity of the altered or relocated watercourse must be
1062 maintained over time.
- 1063 (b) If a development permit application proposes a stream alteration, the local official must notify
1064 adjacent communities, the Texas Water Development Board, and provide a copy to the FEMA
1065 region VI office.

1066 (Ord. No. 2008-10, § 1, 7-15-2008)

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2
3 **CITY OF SEABROOK**
4 **ORDINANCE NO. 2016-30**

5
6 **REVISION TO PERSONNEL POLICY**
7 **TRAVEL REGULATIONS AND EXPENSE**
8 **REIMBURSEMENT**
9

10 **AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE**
11 **CITY OF SEABROOK “PERSONNEL POLICIES”, CHAPTER 4 “ORIENTATION**
12 **AND TRAINING”, SECTION 7 “TRAVEL REGULATIONS AND EXPENSE**
13 **REIMBURSEMENT”; MAKING VARIOUS FINDINGS AND PROVISIONS**
14 **RELATED TO THE SUBJECT.**
15

16
17 **WHEREAS**, the City Manager is charged under Section 3.04 of the City Charter to
18 be responsible to the City Council for the administration of all City affairs placed under
19 his/her charge by Charter or Council, specifically including to direct and supervise the
20 administration of all departments, offices and agencies of the City, except as otherwise
21 provided by Charter or by law; and
22

23 **WHEREAS**, the City Charter, Section 4.06 “Personnel System” provides that the
24 City Manager shall prepare personnel rules which may be adopted, with or without
25 amendment, by Ordinance of City Council; and
26

27 **WHEREAS**, the City of Seabrook “Personnel Policies” requires updates and
28 amendments to the Travel Regulations and Expense Reimbursement Policy for
29 accountability and budget management measures; and
30

31 **WHEREAS**, the revised Travel Regulations and Expense Reimbursement Policy
32 will establish new guidelines for travel for all ~~City Council and~~ City employees to utilize
33 when requesting permission to travel or attend training and is attached hereto as Exhibit
34 “A”, pending City Council review; and
35

36 **WHEREAS**, the City Council has determined it is appropriate at this time to accept
37 Exhibit “A” as guidance for travel or attendance for training, as it relates to members of
38 City Council, and other officers subject to exception under the “City of Seabrook Personnel
39 Policies.” Chapter 1 Section 3, “Exceptions” (“excepted officers”), it being understood that
40 City Council members and other excepted officers are not specifically subject to the
41 provisions of the Personnel Policy, that City Council exclusively directs itself, and
42 specifically reserves such authority as provided by Charter; and
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WHEREAS, the City Council of the City of Seabrook, Texas deems it in the public interest to accept the amendment proposed and adoption of the Personnel Policies with this revision;

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

SECTION 1. FINDINGS.

The findings and recitations set out in the preamble to this Ordinance are found to be true and correct and they are adopted by the City Council and made a part hereof for all purposes.

SECTION 2. ADOPTION.

The “Personnel Policies” of the City of Seabrook, attached hereto as Exhibit “B”, are hereby adopted, including the revision to Chapter 4 “Orientation and Training,” Section 7 “Travel Regulations and Expense Reimbursement”.

SECTION 3. 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.

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SECTION 4. 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 ____ day of _____, 2016.

PASSED, APPROVED, AND ADOPTED on second and final reading this ____ day of _____, 2016.

By: _____
Glenn Royal
Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered
City Attorney

**CITY OF SEABROOK
TRAVEL REGULATIONS AND
EXPENSE REIMBURSEMENT POLICY**

POLICY

Payment of travel expenses are intended to be and shall be solely for travel performed by employees of the City on "Official City Business". Official City business is defined as that which is necessary and proper and has been approved by the City Manager or his/her designee. A detail of expenses must be submitted prior to reimbursement to the employee.

PROCEDURES

TRANSPORTATION

City Vehicle

City vehicles should be used whenever possible. Gasoline, parking and tolls will be reimbursed by the City. Receipts for all reimbursement requests must be submitted with the Travel Expense Report.

Personal Vehicle

The rate of reimbursement for employees utilizing their personally owned vehicle shall be the most recent published Internal Revenue Service allowance on the basis of the shortest practical route between points. Gasoline, parking and tolls will be reimbursed by the City. Receipts for all reimbursement requests must be submitted with the Travel Expense Report.

Employees receiving a car allowance will be reimbursed for any mileage over 100 mile radius of the City.

When authorized, the City will pay auto rental charges for an employee in travel status. Unless otherwise authorized, the rental car shall be of the most economical variety. Purchased gas and oil used in rental cars shall normally be reimbursed provided receipts are submitted. Several rental agencies should be contacted to obtain the most economical rate.

Air Travel

All airline tickets must be booked at the lowest available airfare in economy or coach class. Flight arrangements should be made at least twenty-one (21) days in advance to obtain the lowest possible airfares. The Department Director should approve airfare for flights booked less than twenty-one (21) days in advance or greater than \$350 prior to making the reservation.

Airline tickets should be purchased using a City credit card whenever possible. If a personal credit card is used to purchase an airline ticket, this expense will be reimbursed after the trip is completed and upon receipt of proper documentation by the City.

Taxis and Other Local Transportation

The cost of taxis to and from places of business, hotels and airports in connection with business activities will be reimbursed by the City upon submission of receipts.

PER DIEM ALLOWANCE

Per Diem allowance shall be provided to accommodate meals, tips and incidentals. Per Diem shall be provided consistent with the most current allowances as set by law. Access the U.S. General Services Administration website, www.gsa.gov and click on the Per Diem Rate Lookup under the Travel Tab.

Meals provided in the registration or by an event or other agency, should be deducted from the per diem reimbursement allowance (except for medical, dietary or religious reasons as outlined in the GSA regulations). Please refer to the Meals & Incidental (M&IE) Breakdown at www.gsa.gov.

Per Diem allowance shall be prorated for the day of departure and the day of return according to GSA guidelines, currently 75% for each of the two traveling days.

Meals for training or during travel that does not include an overnight stay are not reimbursable.

LODGING

Expenses for lodging must be supported by receipt and will be reimbursed to the employee on actual cost basis for reasonable accommodations. No personal phone calls or meals are to be included, as this is considered covered under the per diem. If you charge meals to your hotel bill, you must deduct from your per diem allowance based on the actual cost of the meal.

REQUEST AND REPORTING PROCEDURES

TRAVEL ADVANCES

Requests shall be submitted to the Finance Department at least ten (10) days prior to date of training, completed with the amount of the request, purpose, nature, location, place of lodging, travel dates and supporting documentation.

Approval – The request must be signed by the traveler and submitted to the Department Head. The Department Head will sign the request indicating approval and availability of funds. The approved travel advance request forms are then forwarded to the Finance Department.

Check Processing – Upon receipt of the approved advance request, the Finance Department will prepare the advance check payable to the traveler. The traveler is personally responsible for the advanced amount until an approved expense report is processed and the difference is refunded or until the full amount is refunded. *The City may deduct any delinquent advance amounts from an employee's payroll check.*

TRAVEL EXPENSE REPORTS

Reports shall be completed within ten (10) days of return by the traveler, with supporting documentation. The expense report shall have attached receipts, hotel bills, etc. sufficient to review the traveler's expenses for compliance with this policy.

The Expense Report form shall be completed and signed by the traveler, reviewed, approved and signed by the Department Head and then submitted to the Finance Department for audit.

The Finance Department shall review the expense report for compliance with this policy and the Finance Director or their designee shall sign the travel expense report or return for further information. After a satisfactory review the Finance Officer shall relieve the traveler of the advanced amount and/or reimburse the traveler for expenses in excess of the advance.

Expense reports and supporting documentation are subject to the Texas Public Information Act and may be disclosed to the public upon submission of an Open Records request.

INELIGIBLE EXPENSES

The following items will not be considered for payment or reimbursement by the City:

- Entertainment including sporting events, theater, in-room movies, etc.
- Alcoholic beverages of any type
- Other items not pertaining to City business
- Spouse's or any other traveling companion's expenses
- Health clubs and spas
- Personal articles (i.e. toiletries, magazines, etc.)
- Business and personal calls from hotels
- Calls to 900 numbers
- Dry cleaning or laundry
- Fines
- Costs resulting from failure to cancel transportation or hotel reservations

The above items are specifically excluded, but the list is not to be considered all inclusive.

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**CITY OF SEABROOK
ORDINANCE NO. 2016-31**

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AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS ENTITLED “TRAFFIC AND VEHICLES,” ARTICLE III, “STOPPING, STANDING, AND PARKING,” DIVISION 1, “GENERALLY,” TO UPDATE AND PROVIDE FOR ADDITIONAL TRAFFIC REGULATIONS UNDER SECTION 90-80, “SCHEDULE I–NO PARKING ZONES” PERTAINING TO LAKESIDE DRIVE; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE.

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WHEREAS, the City Council of the City of Seabrook has attempted to be continually aware of the problems and issues relating to hazards, nuisances and other circumstances which negatively impact the health, safety and well-being of its residents, citizens and inhabitants; and

WHEREAS, the City Council of the City of Seabrook sets forth in Section 90-80 of the Code of Ordinances, as reflected in Ordinance 2016-14, adopted June 21, 2016, “Schedule I–No Parking Zones”, that provides a listing of street locations and restricting parking at times referenced therein; and

WHEREAS, after subsequent study City Council has determined that there be further revisions to the subject “No Parking Zones” by adding two parking restricted zones for Lakeside Drive; and

WHEREAS, City Council has determined that the following locations on Lakeside Drive, as stated in Section 2 be designated for official traffic control devices bearing the words “No Parking 6:00 a.m. until 6:00 p.m.” and “No Parking Anytime” be installed at the specific locations as provided herein.

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

SECTION 1. FINDINGS OF FACT.

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

SECTION 2. AMENDMENT TO THE CODE.

That Chapter 90 entitled, “Traffic and Vehicles,” Article III, “Stopping, Standing, and Parking,” Division 1, “Generally”, Section 90-80, “Schedule I– No Parking Zones”, be amended as follows:

“Sec. 90-80. Schedule I: No Parking Zones

There shall be installed at such points on streets and rights-of-way in the city, as may be directed by the city council, appropriate signs or markings designating “No Parking Any Time” or related prohibitions, which shall be installed at the locations as listed. Such signs may include additional notice of tow-away zone, but such additional notice shall not be required. Whenever any such sign has been erected, it shall be unlawful for the driver or operator of any vehicle to park contrary to such sign. Each day or part of a day that prohibited parking continues shall constitute a separate offense.

The parking prohibition provided in this section shall not be in effect until appropriate signs or markings have been provided at the location giving notice to motorists. The city manager, chief of police or their authorized representative is directed to cause such signs to be erected or appropriate markings to be made on the curbs at such locations in accordance with the Texas Manual for Traffic Signs and Signals.

STREET	EXACT LOCATION	TIME
10th Street	At any point on 10th Street, including no parallel parking within McHale Park Parking Area	No parking at any time
Waterfront Dr.	0 Blk - 699 Blk at the intersection with Todville Road southeast to the end of 11th Street at the Point	No parking at any time
Bahama Drive	1500 Blk to 1900 Blk on the east side between Aspen Lane and El Mar Lane	No parking at any time
Bath Avenue	100 Blk to 300 Blk between 10th Street and 12th Street	No parking at any time
Cook Street	1200 Blk to 1400 Blk on either side of Cook St	No parking at any time
Ellis Avenue	100 Blk (Unimproved Surface) from Waterfront Dr southwest to the end of Ellis Avenue	No parking at any time
Hardesty	1000 Blk on the west side between 3rd Street and 4th Street	No parking at any time

Lakeside Drive	[In its entirety, EXCEPT vehicles shall be allowed to park on the east side between NASA Parkway and Sawyer Drive] <u>In its entirety; EXCEPT for the 1809 Block as reflected hereafter</u>	No parking between 6:00 a.m. and 6:00 p.m.
<u>Lakeside Drive</u>	<u>Both the east and west sides of the 1809-1810 Block of Lakeside</u>	<u>No parking at anytime</u>
Larrabee	In its entirety from NASA Parkway north to its end	No parking at any time
Main Street	1500 Blk to 1800 Blk, between SH 146 and N. Meyer	No parking at any time
N. Meyer	500 Blk to 2000 Blk between State Highway 146 and E. Meyer	No parking at any time
Old SH 146	At any point	No parking at any time
State Highway 146	From the northern city limit extending south to the southern city limit	No parking at any time
Todville Road	1100 Blk – 1200 Blk on either side of Todville Road	No parking at any time
W. Repsdorph Road	At any point	No parking at any time

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SECTION 3. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Two Hundred Dollars (\$200.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

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

THIS SPACE INTENTIONALLY LEFT BLANK

88 **SECTION 5. SEVERABILITY.**

89
90 In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the
91 application of the same to any person or circumstances shall for any reason be adjudged invalid
92 or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or
93 invalidate this Ordinance as a whole or any part or provision hereof other than the part declared
94 to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares
95 that it would have passed each and every part of the same notwithstanding the omission of any
96 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.
97

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99 **SECTION 6. NOTICE BY PUBLICATION**

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101 The City Secretary shall give notice of the enactment of this Ordinance by promptly
102 publishing it or its descriptive caption and penalty after final passage in the official newspaper of
103 the City; the Ordinance to take effect upon publication.
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105 PASSED AND APPROVED on first reading this 18th day of October, 2016.

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107 PASSED AND APPROVED on second and final reading this 1st day of November, 2016.
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111 By: _____
112 Glenn Royal
113 Mayor
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115 ATTEST:

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119 By: _____
120 Robin Hicks, TRMC
121 City Secretary
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123
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125 Approved as to form:
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128 _____
129 Steven L. Weathered
130 City Attorney



*CITY
OF
SEABROOK*

**AGENDA
BRIEFING**

Date of Meeting: October 18, 2016

Submitter/Requestor: Cook/Wright

Date Submitted: October 10,2016

Presenter: Wright

Description/Subject: Ordinance 2016 -31 , Amending the table to add new segments of Lakeside Drive.

Name of Applicant (if applicable) :

Legal Description (if applicable):

Purpose/Need: Policy Issue

Background/Issue (What prompted this need?): City Council heard via public comment in previous meetings from several residents in the Lakeside Drive corridor that were experiencing issues with increased parking and nuisance issues from individuals that do not dwell in the immediate area. Public Works, Public Safety and Administration all met with the concerned citizens after the meeting and tried to resolve the issues with additional patrol and reaching out to other property owners in the area.

The efforts have not alleviated the issues and the concerned citizens reapproached staff asking for a better remedy. Staff explained the options for the no parking zones and the inability to do any type of permit parking. At the end of discussions, it was concluded that by extending the 6am to 6pm parking prohibition, the area residents could legally dissolve some of the major issues.

Impacted Parties (Expected/Notified):

Miscellaneous Comments:

Recommended Action: Approve the First Reading of Ordinance 2016-31

Attachments: Proposed Ordinance 2016-31

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

Budget Dept/Line Item Number: n/a
Future/Ongoing Impact: n/a

Funding Comments: n/a

Where on the agenda should this item be placed? New Business

Suggested Motion: Motion to approve the first reading of Ordinance 2016-31 amending Section 90-80 Schedule I for the parking zones pertaining to Lakeside Drive

(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 on Yes

Approved by City Attorney on 10-14-2016
(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

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

The Bay Area Observer

COMMUNITY NEWS FOR LA PORTE, MORGAN'S POINT, SHOREACRES & THE GALVESTON BAY AREA

P.O. Box 305 Seabrook, Texas 77586
www.BayAreaObserver.com

Dear Mayor and City Council,

As owner and publisher of the Bay Area Observer newspaper, I respectfully submit the Bay Area Observer newspaper for consideration as the official newspaper of record for the City of Seabrook.

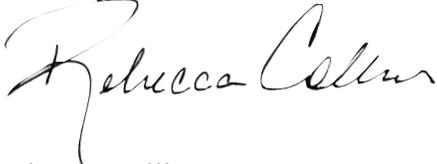
The Bay Area Observer began as an online publication based in Seabrook in 2008. In 2009 we began our print publication and have continued to deliver hyper-local community news in the Galveston Bay area since our inception. The Observer is published weekly, sent to paid subscribers both by mail and online, and distributed to the communities of Seabrook, Kemah, La Porte, Morgan's Point, Shoreacres, and Deer Park.

As you may be aware, in the past we have featured Seabrook news extensively including city hall decisions, articles of interest to citizens, and many community events such as Seabrook Saltwater Derby, Seabrook's 50th Anniversary Celebration, Keels and Wheels and many, many more. This year we have once again agreed to be a media sponsor for Celebration Seabrook.

The Bay Area Observer is locally owned and operated giving us the opportunity to concentrate on news for each city we represent, and provide quick and efficient service. The Observer is now the official newspaper of record for the cities of La Porte, Morgan's Point and Shoreacres. I feel that we could give the City of Seabrook the same excellent service that we provide for these cities.

I look forward to your decision. Please feel free to contact me with any questions or concerns. Thank you for your consideration of my request.

Sincerely,



Rebecca Collins

Owner/Publisher

527 N. Shady Lane

La Porte, Texas 77571

(281) 907-3140

editor@bayareaobserver.com

Enc. Newspaper of Record Proposal

NEWSPAPER OF RECORD PROPOSAL

Bay Area Observer
P.O. Box 305
Seabrook, Texas 77586
www.BayAreaObserver.com

Owner /Publisher- Rebecca Collins
281-907-3140
editor@bayareaobserver.com

Postal Designation: Periodicals Permit #11650 (Second Class)

Legal/Public Notice Advertsing Rates:

\$9.50 per column inch

No charge for borders and/or bolding

Notarized affidavits and tear sheets provided at no charge at the end of each month unless otherwise requested.

Proof of all advertising will be provided before each publication.

Retail Advertsing Rates:

\$8.50 per column inch

30% discount applies for frequency

Proof of all advertising will be provided before each publication.

Classified/Employment Advertsing Rates:

Classified Line Ads

All classified line ads are posted on our website at no additional charge (Minimum charge is 5 lines {Appx. 20 characters per line). Prince reflect a 15% discount off regular rates

Single insertion\$6.25 per column inch
(Each additional line, 20¢)

Classified Display Ads

(6-column format).....\$7.25 per column inch
(Includes border and letter bolding)

Deadline To Receive Advertisement For Publication:

Closing time for display ads is 5 p.m. the Monday prior to publication. Cancellation deadlines are the same as the closing time. Intervening holidays advance deadlines by one full day.

Statements and Billing:

Invoices for all advertising will be billed either electronically or by mail on the last day of each month for previous months advertising.

Terms will be 30 days net

Circulation:

Print Distribution: Weekly on Thursday mornings

Press Run: 6000 copies

Total Print Subscribers: 1200

La Porte/ Morgan's Point/ Shoreacres Paid Subscribers: 923

Seabrook Paid Subscribers: 277

Electronic Editions Paid Subscribers: 423

Free Distribution: La Porte/Deer Park Area – 3200 copies

Free Distribution: Seabrook Area – 1600 copies

References:

City of La Porte

604 W Fairmont Pkwy

La Porte, TX 77571

(281) 470-5017

Patrice Fogarty - City Secretary

CitySecretary@laportetx.gov

City of Morgan's Point

1415 E. Main Street

Morgan's Point, TX 77571

(281) 471-2171

Megan Mayes - City Secretary

mmayes@morganspoint-tx.com

City of Shoreacres

601 Shoreacres Blvd.

Shoreacres, Texas 77571

Annie Linthicum - City Secretary

linthicum@cityofshoreacres.us

**CITY OF SEABROOK
RESOLUTION 2016-20**

DESIGNATION OF OFFICIAL NEWSPAPER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTER.

WHEREAS, the Texas Local Government Code anticipates that a home rule city will designate an official newspaper; therefore, requiring publication of the full text of an ordinance or the ordinance caption in the municipality's official newspaper; and

WHEREAS, the Charter of the City of Seabrook requires designation of an official newspaper for publication of all ordinances, notices and other matter required by the Charter, the ordinances of the City, or by the Constitution and/or laws of the State of Texas; and

WHEREAS, the _____ newspaper has submitted a proposal outlining its delivery area, publication schedule, paid readership, community involvement, and advertising rates;

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

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

Section 2. That the City Council of the City of Seabrook hereby determines that the _____ newspaper is a newspaper of general circulation with the City and designates said _____ newspaper as the Official Newspaper of the City of Seabrook.

Section 3. The City Manager is hereby designated as a person to act under the direction of, and on behalf the City of Seabrook, in all matters related to the official newspaper.

PASSED, APPROVED, AND RESOLVED on this 18th day of October, 2016.

CITY OF SEABROOK, TEXAS

BY: _____
Glenn Royal, Mayor

ATTEST:

Robin Hicks, TRMC
City Secretary

**CITY OF SEABROOK
RESOLUTION NO. 2016-21**

**ACCEPTANCE OF A 10' UTILITY EASEMENT
FROM JOSHUA D. PIVER AND SAMUEL D. PIVER
OUT OF LOT 7 AND NORTH ½ OF LOT 8, BLOCK 19, MORRISTOWN
FOR TODVILLE SEWER LINE REPAIR**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE “TODVILLE ROAD SEWER LINE REPAIR” PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10’ UTILITY EASEMENT FROM JOSHUA D. PIVER AND SAMUEL D. PIVER, PROPERTY OWNERS OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOT 7 AND THE NORTH ½ OF LOT 8, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

WHEREAS, the City Council of the City of Seabrook finds and determines that public convenience and necessity for the “Todville Road Sewer Line Repair” (“Project”) require that the City acquire easements over, across and under a certain property being the northwesterly ten (10) feet of Lot 7 and the northwesterly ten (10) feet of the northerly ½ of Lot 8, Block 19, Morristown, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joshua D. Piver and Samuel Dean Piver by deed recorded under Harris County Clerks File Number 20070478309, as described on the attached Survey and Easement, attached hereto and incorporated by reference (“Utility Easement”); and

WHEREAS, the City of Seabrook, through its duly authorized representatives, has been able to agree with owners Joshua D. Piver and Samuel D. Piver for acceptance of such Utility Easement for the herein stated purpose and Joshua D. Piver and Samuel D. Piver have agreed to donate and grant the subject Utility Easement for dedication to the City of Seabrook upon terms contained in the said Utility Easement; and

WHEREAS, the City of Seabrook has been able to agree with such owners as to the terms for donation of the Utility Easement and dedication related thereto to the City; now, therefore

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

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

Section 2. The City Council of the City of Seabrook finds that bona fide negotiations have been conducted by the authorized representatives of the city for the acquisition of the subject Utility Easement, attached hereto as Exhibit A, and incorporated by reference, over the therein described tract of land, and that said negotiations were successful, and that donation and grant of the Utility Easement for dedication to the City should be accepted.

Section 3. The Mayor is authorized to execute any documentation necessary to accept, document, and record said Utility Easement.

PASSED, APPROVED AND RESOLVED THIS 18TH DAY OF OCTOBER, 2016.

Glenn Royal, Mayor

ATTEST:

Robin Hicks, TRMC
City Secretary

UTILITY EASEMENT

STATE OF TEXAS }

COUNTRY OF HARRIS }

I, Joshua D. Piver & Samuel D. Piver, owner of 10' Utility Easement out of Lot 7 and the north 1/2 of Lot 8, Block 19, Morrystown, City of Seabrook, Harris County, Texas, a subdivision of record in Volume 1, Page 34 of Harris County Map of Records, do hereby convey an unobstructed easement to the city of Seabrook, Texas for utilities/easement. The 10 foot wide Utility Easement containing 0.0172 acres (750 square feet) of land situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas; being the northwesterly ten (10) feet of Lot 7 and the northwesterly ten (10) feet of the northerly 1/2 of Lot 8, Block 19 of Morrystown, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joshua D. Piver and Samuel Dean Piver by deed recorded under Harris County Clerks File Number Z334386 and redefined by a Boundary Line Agreement recorded under Harris County Clerks File Number 20070478309, as described on the attached Survey and Exhibit A of 10' Utility Easement.

Witness my (or our) hand in Seabrook, Harris County, Texas of this 3rd day of October, 2016.

[Handwritten signature]

Joshua D. Piver & Samuel D. Piver,
Property Owner

STATE OF TEXAS }

COUNTRY OF HARRIS }

Before me, the undersigned authority on this day personally appeared Joshua D. Piver & Samuel D. Piver known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this 3rd day of October, 2016.



[Handwritten signature]

Notary Public in and for

Harris County, Texas

EXHIBIT A

Page 1 of 1
September 28, 2016

LEGAL DESCRIPTION

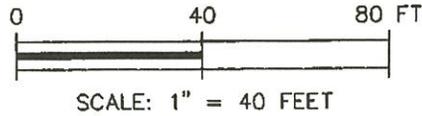
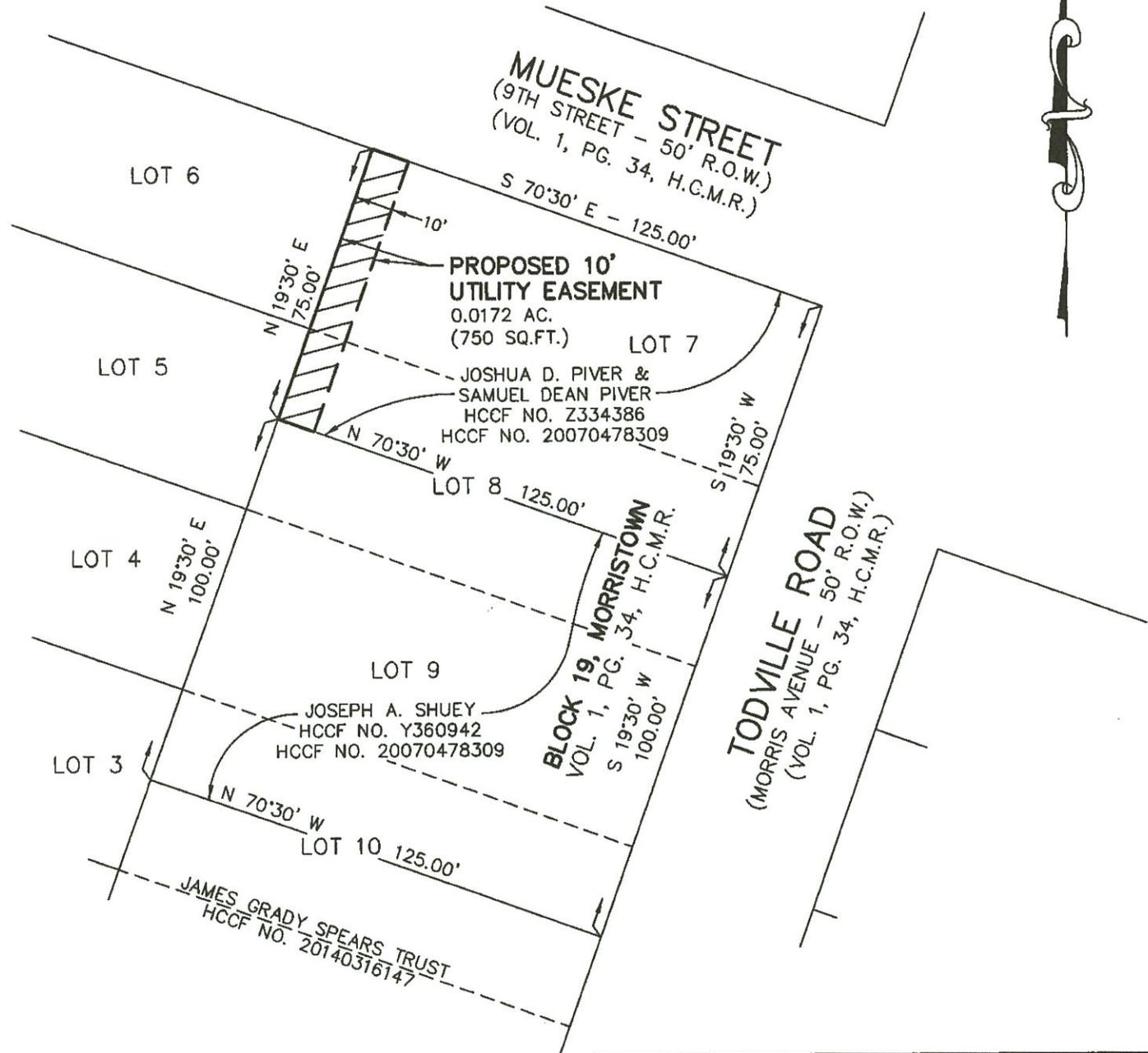
10' UTILITY EASEMENT OUT OF LOT 7 & THE NORTH 1/2 OF LOT 8,
BLOCK 19, MORRISTOWN
CITY OF SEABROOK, HARRIS COUNTY, TEXAS

BEING a 10 foot wide Utility Easement containing 0.0172 acre (750 square feet) of land situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas; being the northwesterly ten (10) feet of Lot 7 and the northwesterly ten (10) feet of the northerly 1/2 of Lot 8, Block 19 of Morristoryn, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joshua D. Piver and Samuel Dean Piver by deed recorded under Harris County Clerks file Number Z334386 and redefined by a Boundary Line Agreement recorded under Harris County Clerks File Number 20070478309.

This description is referenced to an "EXHIBIT OF A 10' UTILITY EASEMENT" prepared by Cobb Fendley & Associates, Inc. dated September 28, 2016.

Prepared by:
Cobb Fendley & Associates, Inc.
1920 Country Place Parkway, Suite 310
Pearland, Texas 77584
TBPLS Firm Registration No. 100467

EXHIBIT



NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND/OR RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF EDGEWATER TOWNHOMES, VOL. 302, PG. 132, H.C.M.R..
3. THIS EXHIBIT IS REFERENCED TO A DESCRIPTION PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. DATED SEPTEMBER 28, 2016.

PROJECT				
EXHIBIT OF A 10' UTILITY EASEMENT IN LOT 7 & THE NORTH 1/2 OF LOT 8, BLOCK 19, MORRISTOWN VOLUME 1, PAGE 34, HARRIS COUNTY MAP RECORDS SEABROOK, HARRIS COUNTY, TEXAS				
OWNER				
JOSHUA D. PIVER & SAMUEL DEAN PIVER				
 CobbFendley T.B.P.L.S. Firm Registration No. 100467 1920 Country Place Pkwy, Suite 310 Pearland, Texas 77584 281.993.4952 fax 281.993.8086 www.cobbfindley.com				
DRAWN BY:	DATE:	SHEET	OF	REVISED
WEM	09/28/16	1	1	
DESIGNED BY:	SCALE:	F.B. NO.		
WEM	1"=40'	LL		
CHK'D BY:	PROJECT NO.			
WEM	1112-001-00			

**CITY OF SEABROOK
RESOLUTION NO. 2016-22**

**ACCEPTANCE OF A 10' UTILITY EASEMENT
FROM JOSEPH A. SHUEY
OUT OF LOTS 8 & 9, BLOCK 19, MORRISTOWN
FOR TODVILLE SEWER LINE REPAIR**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE “TODVILLE ROAD SEWER LINE REPAIR” PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10’ UTILITY EASEMENT FROM JOSEPH A. SHUEY, PROPERTY OWNER OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOTS 8 & 9, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

WHEREAS, the City Council of the City of Seabrook finds and determines that public convenience and necessity for the “Todville Road Sewer Line Repair” (“Project”) require that the City acquire easements over, across and under a certain property being the northwesterly ten (10) feet of south ½ of Lot 8 and the northwesterly ten (10) feet of Lot 9, Block 19, Morristown, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joseph A. Shuey by deed recorded under Harris County Clerks File Number Y360942 and redefined by a Boundary Line Agreement recorded under Harris County Clerks File Number 20070478309, as described on the attached Survey and Easement, attached hereto and incorporated by reference (“Utility Easement”); and

WHEREAS, the City of Seabrook, through its duly authorized representatives, has been able to agree with owner Joseph A. Shuey for acceptance of such Utility Easement for the herein stated purpose and Joseph A. Shuey has agreed to donate and grant the subject Utility Easement for dedication to the City of Seabrook upon terms contained in the said Utility Easement; and

WHEREAS, the City of Seabrook has been able to agree with such owner as to the terms for donation of the Utility Easement and dedication related thereto to the City; now, therefore

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

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

Section 2. The City Council of the City of Seabrook finds that bona fide negotiations have been conducted by the authorized representatives of the City for the acquisition of the subject Utility Easement, attached hereto as Exhibit A, and incorporated by reference, over the therein described tract of land, and that said negotiations were successful, and that donation and grant of the Utility Easement for dedication to the City should be accepted.

Section 3. The Mayor is authorized to execute any documentation necessary to accept, document, and record said Utility Easement.

PASSED, APPROVED AND RESOLVED THIS 18TH DAY OF OCTOBER, 2016.

Glenn Royal, Mayor

ATTEST:

Robin Hicks, TMCA
City Secretary

UTILITY EASEMENT

STATE OF TEXAS }

COUNTRY OF HARRIS }

I, Joseph A. Shuey, owner of 10' Utility Easement out of Lots 8 & 9, Block 19, Morrystown, City of Seabrook, Harris County, Texas, a subdivision of record in Volume 1, Page 34 of Harris County Map of Records, do hereby convey an unobstructed easement to the city of Seabrook, Texas for utilities/easement. The 10 foot wide Utility Easement containing 0.0172 acres (750 square feet) of land situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas; being the northwesterly ten (10) feet of the south 1/2 of Lot 8 and the northwesterly ten (10) feet of Lot 9, Block 19 of Morrystown, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joseph A. Shuey by deed recorded under Harris County Clerks File Number Y360942 and redefined by a Boundary Line Agreement recorded under Harris County Clerks File Number 20070478309, as described on the attached Survey and Exhibit A of 10' Utility Easement.

Witness my (or our) hand in Seabrook, Harris County, Texas of this 28 day of SEPTEMBER, 2016.

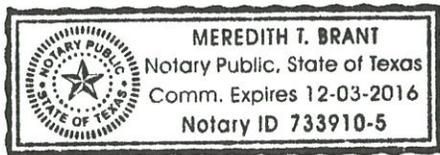
Joseph A. Shuey
Joseph A. Shuey, Property Owner

STATE OF TEXAS }

COUNTRY OF HARRIS }

Before me, the undersigned authority on this day personally appeared Joseph A. Shuey known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this 28 day of September, 2016.



Meredith T. Brant
Notary Public in and for
Harris County, Texas

EXHIBIT A

Page 1 of 1
September 28, 2016

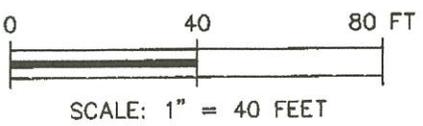
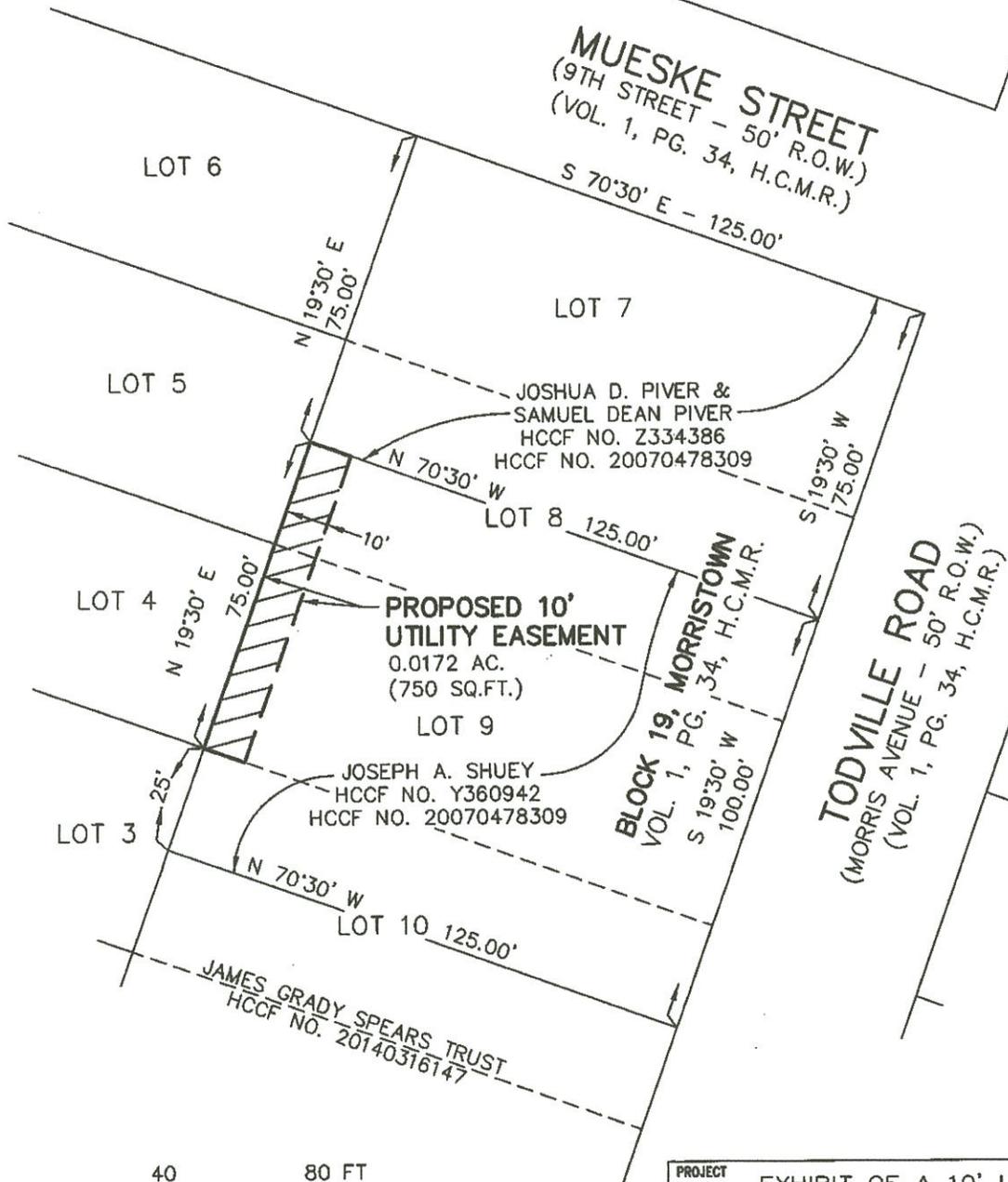
LEGAL DESCRIPTION
10' UTILITY EASEMENT OUT OF LOTS 8 AND 9,
BLOCK 19, MORRISTOWN
CITY OF SEABROOK, HARRIS COUNTY, TEXAS

BEING a 10 foot wide Utility Easement containing 0.0172 acre (750 square feet) of land situated in the Ritson Morris Survey, Abstract Number 52, City of Seabrook, Harris County, Texas; being the northwesterly ten (10) feet of the south 1/2 of Lot 8 and the northwesterly ten (10) feet of Lot 9, Block 19 of Morristoryn, a subdivision of record in Volume 1, Page 34 of the Harris County Map Records and being out of that certain tract conveyed to Joseph A. Shuey by deed recorded under Harris County Clerks file Number Y360942 and redefined by a Boundary Line Agreement recorded under Harris County Clerks File Number 20070478309.

This description is referenced to an "EXHIBIT OF A 10' UTILITY EASEMENT" prepared by Cobb Fendley & Associates, Inc. dated September 28, 2016.

Prepared by:
Cobb Fendley & Associates, Inc.
1920 Country Place Parkway, Suite 310
Pearland, Texas 77584
TBPLS Firm Registration No. 100467

EXHIBIT



- NOTES:**
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND/OR RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
 2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF EDGEWATER TOWNHOMES, VOL. 302, PG. 132, H.C.M.R..
 3. THIS EXHIBIT IS REFERENCED TO A DESCRIPTION PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. DATED SEPTEMBER 28, 2016.

PROJECT			
EXHIBIT OF A 10' UTILITY EASEMENT IN THE SOUTH 1/2 OF LOT 8 & LOT 9, BLOCK 19, MORRISTOWN VOLUME 1, PAGE 34, HARRIS COUNTY MAP RECORDS SEABROOK, HARRIS COUNTY, TEXAS			
OWNER			
JOSEPH A. SHUEY			
 CobbFendley T.B.P.L.S. Firm Registration No. 100467 1920 Country Place Pkwy, Suite 310 Pearland, Texas 77584 281.993.4952 fax 281.993.8086 www.cobbfendley.com			
DRAWN BY:	DATE:	SHEET	OF
WEM	09/28/16	1	1
DESIGNED BY:	SCALE:	F.B. NO.	
WEM	1"=40'	LL	
CHK'D BY:	PROJECT NO.	REVISED	
WEM	1112-001-00		

ACTION ITEM CHECK LIST STATUS

#	STATUS	DATE ASSIGNED	RESPONSIBLE ORGANIZATION	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM
23	OPEN/IN WORK	11/4/2014	Mayor / City Mgr.	5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.
32	OPEN/IN WORK	2/17/2015	Staff	6.1	Provide periodic project updates
35	OPEN/IN WORK	7/19/2016	Council	6.1	Provide periodic update on park bench and Pelican purchases

October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 <i>Warrant Outreach Program</i>
2 <i>Warrant Outreach Program</i>	3 <i>Warrant Outreach Program</i>	4 <i>Warrant Outreach</i> <i>City Council Regular Meeting 7:00pm</i>	5 <i>Warrant Outreach Program</i>	6 <i>Open Space 5:00pm</i> <i>CERT Training</i>	7	8 <i>Citizens' University Day</i>
9	10	11	12	13 <i>CERT Training</i>	14	15
16	17	18 <i>City Council Regular Meeting 7:00pm</i>	19	20 <i>P&Z 7:00pm</i> <i>CERT Training</i>	21	22
23	24	25	26	27 <i>CERT Training</i>	28	29 <i>Pumpkins, Paint & Pets</i>
30	31 <i>Halloween</i>					

November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <i>City Council Regular Meeting 7:00pm</i>	2	3 <i>Open Space 5:00pm CERT Training</i>	4	5 <i>Celebration Seabrook 2016</i>
6 <i>Celebration Seabrook 2016</i>	7	8	9	10 <i>EDC 7:00pm CERT Training</i>	11	12 <i>Movie Night in Meador Park—The Good Dinosaur</i>
13	14	15 <i>City Council Regular Meeting 7:00pm</i>	16	17 <i>P&Z 7:00pm</i>	18	19
20	21	22	23	24 <i>Thanksgiving City Offices Closed</i>	25 <i>City Offices Closed</i>	26
27	28	29	30			