



**NOTICE OF SPECIAL JOINT MEETING
CITY COUNCIL AND PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 15, 2016 - 6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL AND THE SEABROOK PLANNING & ZONING COMMISSION WILL MEET IN A SPECIAL JOINT SESSION ON **TUESDAY NOVEMBER 15, 2016 AT 6:00 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.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

- 2.1. Public Hearing Seaside RV Resort and Cabanas Planned Unit Development (PUD) **Conduct a Public Hearing on a preliminary Planned Unit Development (PUD) plan to designate the Seaside RV Resort and Cabanas Planned Unit Development (PUD) the property being 8.883 acres of land situated in abstract 52 in the Ritson Morris Survey, Harris County Texas.**

Documents:

[briefing Seaside RV.pdf](#)
[Prelim PUD Seaside RV.pdf](#)
[Site Plan Seaside RV.pdf](#)
[Survey Seaside RV.pdf](#)
[Open Space Layout Seaside RV.pdf](#)
[Plan set Seaside RV.pdf](#)

Photo exhibits Seaside RV.pdf
Rules and Rental Seaside RV.pdf
Aerial Seaside RV.pdf
Prelim Traffic Analysis Seaside RV.pdf
Seabrook zoning map.pdf
Land Use Matrix.pdf

THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION 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, November 11, 2016 no later than 5:00 p.m.** and that this notice will remain posted until the meeting has ended.

Robin Hicks, TRMC
City Secretary



*CITY
OF
SEABROOK*

**AGENDA
BRIEFING**

Date of Meeting: November 15, 2016

Submitter/Requestor: City of Seabrook

Date Submitted: 11/7/2016

Presenter: Sean Landis

Description/Subject:

A request for approval of a preliminary Planned Unit Development (PUD) plan to designate the Seaside RV Resort and Cabanas Planned Unit Development (PUD) the property being 8.883 acres of land situated in abstract 52 in the Ritson Morris Survey, Harris County Texas.

Applicant:

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

Legal Description:

Being an 8.883 acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County, TX.

The property is located east of Old Highway 146 and immediately north of Red Bluff Road.

Request:

The applicant is requesting the aforementioned property be granted a preliminary Planned Unit Development (PUD) Overlay.

Purpose/Need: Policy Issue Administrative Issue

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

Background/Issue (What prompted this need?):

Stonemarc One, LLC, owner of an 8.883 acre site located on Red Bluff Road and Old SH-146 in Seabrook, is requesting the approval of a preliminary Planned Unit Development (PUD) "Seaside RV Resort & Cabanas". The development is planned to have up to 90 "Class A" RV sites and up to 40 rental cabanas (130 units total) and will be the first RV Resort in Seabrook.

The tract is currently vacant land, zoned C-2 and is approximately 1,400 feet long by 260-300 feet wide and is within the "North Planning Area". The property has frontage on Old SH-146 (TXDOT ROW) and Red Bluff Road. The property is served by City of Seabrook water and sanitary sewer service. All storm water drainage is into TXDOT right-of-way, along Red Bluff Rd. to Old SH-146. A commercial entrance has been approved by TXDOT in the center of the western boundary onto Old SH-146.

Impacted Parties (Expected/Notified):

Recommended Action:

Attachments:

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

1. Exhibit A. Preliminary Planned Unit Development Plan, Titled: "Seaside RV Resort & Cabanas Planned Unit Development".
2. Picture of the Site.

Fiscal Impact: Budgeted Yes No Finance Officer Review:
Budget Amendment Required Yes No
Future/Ongoing Impact Yes No
Budget Dept/Line Item Number N/A

Funding Comments:

N/A

Where on the agenda should this item be placed?

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

Joint Public Hearing & New Business Item

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 _____

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 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.



**Seaside RV Resort & Cabanas
Planned Unit Development
("SRV-PUD")**

11/15/2016
(P&Z Submission Date)

8.822 acres

Applicant:

Stonemarc One, LLC (owner)
2510 De Four Trace
Seabrook, TX 77586
512-200-3727

Seaside RV Resort & Cabanas Planned Unit Development ("SRV-PUD")

TABLE OF CONTENTS

- 1. Project overview**
- 2. Master Plan, Development Schedule and Survey**
 - Overall Master Plan- (Shelmark Engineering)
 - Open Space Plan
 - Landscape Plan
 - Utility Plans
 - Development Schedule
 - Survey (Precision)
- 3. Seaside RV Resort & Cabanas- Zoning Ordinance**
- 4. Photographs of typical RV Resort features**
- 5. Traffic Study- Knesek & Associates**
- 6. Park Rules, Sample Lease**
- 7. Aerial, Vicinity Maps**

PROJECT OVERVIEW

Stonemarc One, LLC, owner of an **8.822 acre** site located on Red Bluff Road and Old SH-146 in Seabrook, is requesting a zoning change from C-2 to PUD for the purpose of developing the “**Seaside RV Resort & Cabanas**”. The development is planned to have up to 90 “Class A” RV sites and up to 40 rental cabanas (130 units total) and will be the first RV Resort in Seabrook.

The tract is currently vacant land, zoned C-2 and is approximately 1,400 feet long by 260-300 feet wide and is within the “North Planning Area”. The property has frontage on Old SH-146 (TXDOT ROW) and Red Bluff Road. The property is served by City of Seabrook water and sanitary sewer service. All storm water drainage is into TXDOT right-of-way, along Red Bluff Rd. to Old SH-146. A commercial entrance has been approved by TXDOT in the center of the western boundary onto Old SH-146. Stonemarc is requesting that the parcel be rezoned to a Planned Unit Development (“PUD”) to serve the recreational vehicle community.

Economic Impact:

The typical Seaside RV Resort guest is expected to spend \$80+ per day in Seabrook and the surrounding area over and above their daily rental. The draw of locale attractions including NASA, Clear Lake and the Kemah Boardwalk will attract many of our RV guests to Seabrook. Additionally, the “hotel” tax component (collected on the Cabanas), of the Seaside RV Resort is expected to generate HOT for the City of Seabrook in a addition to substantial property taxes to CCISD, Harris County and the City.

Seaside RV Resort & Cabanas

| <u>LOCAL RETAIL SALES</u> | |
|------------------------------------|---------------------|
| RV Spaces & Cabanas | 126 |
| Occupancy % | 65% |
| Spending rate per day | <u>\$80</u> |
| Annual local spending | \$2,391,480 |
| 5 Year - Local Retail Sales | \$11,957,400 |

| <u>Cabana HOT-Hotel Occupancy Tax</u> | |
|---------------------------------------|------------------|
| Cabanas ONLY | 37 |
| Daily Rental | \$135 |
| Occupancy % | 65% |
| HOT-Hotel Occupancy Tax Rate | <u>7%</u> |
| Annual local spending | \$82,954 |
| 5 Year - HOT Tax Revenue | \$414,772 |

| <u>Property Taxes</u> | | 2.38% |
|--------------------------------------|--------------------|------------------|
| Current assessment-2016 | \$408,000 | \$9,690 |
| Future improved assessment-estimate | <u>\$4,000,000</u> | <u>\$95,000</u> |
| Increase in Property Taxes | <u>\$3,592,000</u> | <u>\$85,310</u> |
| 5 Year - Property Tax Revenue | | \$426,550 |

Why A Planned Unit Development (“PUD”)

“A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an “overlay zone.” In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located. When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission. In many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot design.” (Municode- City of Seabrook TX Zoning Ordinance).

Stonemarc is seeking the PUD designation because it wishes to retain the underlying C-2 allowed uses and to add several additional uses not currently allowed in C-2, but allowed in other zoning districts. The current zoning of the entire tract as C-2 is not economically viable, as the site suffers from narrow geometry, lack of business visibility and minimal frontage along the SH-146 commercial corridor. The existing C-2 zoning, location and site geometry has deterred development of this site, creating a “long-term” vacant parcel with no economic benefit to Seabrook.

Stonemarc believes the combination of requested PUD uses will create a viable business and community asset. The RV Resort will bring additional jobs, sales tax revenue and hotel tax revenue to the City of Seabrook. The limited commercial visibility is sufficient for the Resort’s primary entrance on Old SH-146 and will accommodate the project’s limited auto and RV traffic. Should the entire tract be developed as a PUD RV Resort, the limited additional traffic would be primarily concentrated on Old SH-146 and would not adversely impact neighbors or other vehicles using Red Bluff. The project’s rear Red Bluff exit will be necessary for EMS services and should reduce though project traffic. The Red Bluff exit will be “one way only” with no left turn and an acceleration taper westbound. It will be designed with TxDOT guidance, to avoid any potential conflicts or safety issues with other vehicles approaching from the east. A traffic study has been performed and the site lines exceed roadway safety standards for the 25 MPH speed limit currently posted.

The market demand for RV Resorts in the Clear Lake area is very strong and will remain so, due to lake of quality locations such as the subject property. RV popularity has increased along with the Boomer population and RV Resorts meet the growing demand. Many Boomers are forgoing a 2nd home for a “Class A” RV. Texas is the 3rd largest RV Resort state in the US, just behind California and Florida. Most RV Resorts draw from a 150-250 mile radius, so our proximity to the Houston market is a distinct advantage.



Conceptual Plan Objectives

Seabrook lacks a quality RV Resort that will bring additional tourists, short term visitors and sales revenue to our community. The attached conceptual plan objective is to create an attractive and viable RV Resort, designed to serve the “Class A” RV market and to offer a limited number of cabanas expected to be classified as extended stay accommodations under the hotel/motel use category. The Resort will have a primary entrance/exit on Old SH-146 and a one-way secondary rear exit onto Red Bluff Road.

While the narrow site geometry creates several undue hardships for traditional C-2 development, it works very well for an RV Resort. The site is 260-300 feet wide and will accommodate 2 double loaded loop roads (east and west) connected by a double loaded connector road which borders the required dry detention pond. The required detention unduly constrains the site, by the low elevation of the only available drainage ditch, relative to the site elevation. The project will need to utilize pumped dry detention that will also serve as an open space pet recreation area. All internal streets will be private with several being one-way only. All streets and RV sites will be concrete and designed to accommodate Class A motor coaches and the largest of towable RVs. Each RV site will have full utilities and one or more car spaces.

The plan also envisions approximately 40 cabanas that will be rented as extended stay hotel rooms (daily-weekly). Each cabana will offer a full kitchen and will typically be 20 feet wide by +/- 30 feet deep, elevated on pilings. Parking will be under each cabana with typically 2 spaces per unit. The cabanas are located near the front (west) of the Resort and are served by their own loop road that connects to the RV areas and the main entrance. The speed limit within the Resort will be posted at 12 mph.



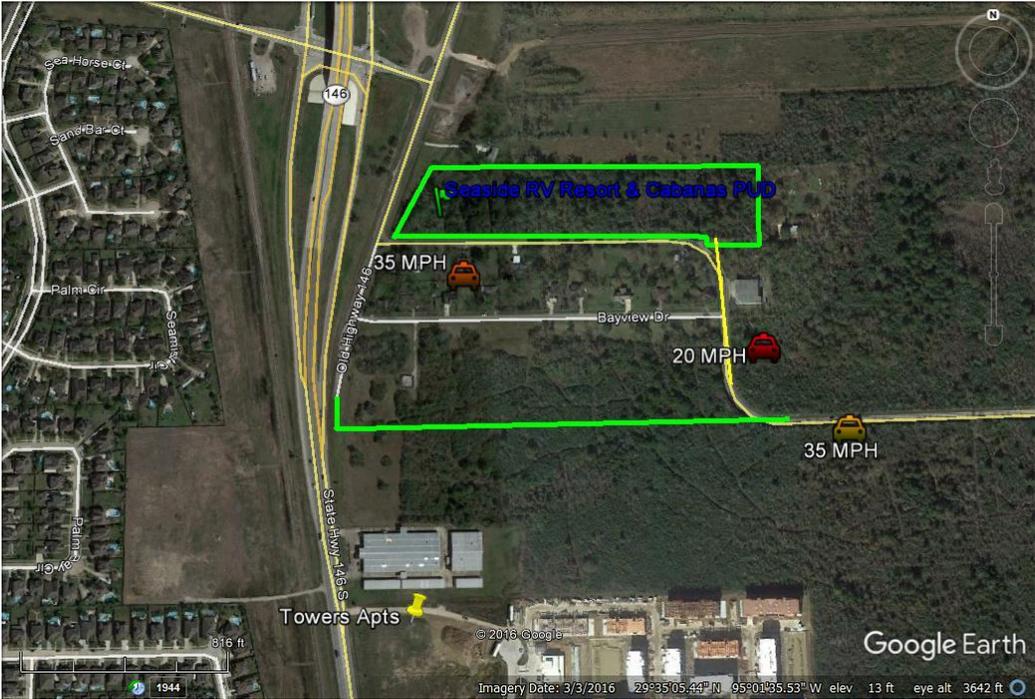
several gathering areas for guests.

The properties to the north and east of the property are zoned C-2, and the RV Resort will make an excellent transitional use between the R-2 to the South and the future commercial uses to the North. The requested rezoning is within the spirit of the PUD ordinance, and appropriately beneficial to the applicant, the residents and retail businesses of Seabrook.



Proposed- Master Plan

(see attached)



Ordinance – Seaside RV Resort & Cabanas PUD “SRV-PUD”

The following is the Zoning Ordinance for the Planned Unit Development “PUD” identified as the “Seaside RV Resort & Cabanas PUD”.

Seaside RV Resort & Cabanas - Planned Unit Development (PUD)

“A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an “overlay zone.” In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.” (City of Seabrook-Municode)

1.01.01. Description: The Seaside RV Resort & Cabanas – Planned Unit Development (“SRV-PUD”) district is designed to facilitate a compatible transition between the R-2 subdivision to the south and the industrial uses planned to the north. The SRV-PUD site is 8.822 acres located along Red Bluff Road and Old SH-146 in Seabrook, Texas and will include an RV Resort and any other commercial/retail uses allowed in the underlying C-2 zoning. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in the Comprehensive Master Plan 2035.

1.01.02. Uses permitted by right and conditional uses: (Please see the comprehensive land use regulation matrix at the end of this article)

The SRV-PUD is intended to accommodate an additional select group of land-use activities not permitted within the underlying C-2 Zoned area of the community known as "North Planning Area." In accordance with Comprehensive Master Plan 2035, the SRV-PUD is designed to compliment the special tourism attractions of Seabrook, the small town character, local businesses and its waterfront. The SRV-PUD will be served by public utilities and private internal roads. The land uses within this PUD are also intended to meet a portion of the community's transient, RV tourism demand. The SRV-PUD is primarily intended to create a high quality, Class A “RV” Recreational Vehicle Resort, intended to serve tourists travelling to and through the area, in addition to possible associated retail development along the Old SH-146 frontage. The RV Resort will provide an abundance of amenities and the basic elements of a balanced and attractive neighborhood. Internal stability, attractiveness, order, efficiency, security and the maintenance of property values are encouraged by the provision of adequate light, air and open space for all park sites and related facilities and through consideration of the proper functional relationships of these various elements.

Recreational Vehicle ("RV") Park development

1.02.01. Density: Maximum 15 RV Park "spaces" per gross acre (100 lots maximum)

1.02.02. Area regulations-typical RV Spaces:

- A. Space size: A minimum site size of 1,000 square feet per RV.
- B. Space width: Each space shall have a minimum width of 25 feet at the front street line.
- C. Space depth: Each space shall have a minimum depth of 40 feet.
- D. Pad Separation: All spaces shall have 5 feet between parking pads. However, for corner spaces, there shall be a side yard setback from the street of not less than 10 feet and all pads shall be set-back at least 10 feet from all property lines. .
- E. Pad Size: Each space shall provide a minimum 20 foot wide by 40 foot deep, RV paved parking pad, which will include the RV parking space and a car/truck/vehicle parking space.
- F. Each lot will provide individual RV utility connections to water, sanitary sewer and electricity.
- G. The recreation vehicle (RV) park shall be developed and operated in compliance with the following additional standards:
 - (1) Private Rights-of-way, design and paving standards shall conform to city standards.
 - (2) *Driveways and interior roads.*
 - a. *Access.* Access to the RV park shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.
 - b. *General requirements.* The RV park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or RV sites. All surfaces shall be paved with concrete or flexible base.
 - c. *Interior paving widths.* Interior driveways and roadways planned for two-way traffic should be 25 feet wide. One-way roads should be 20 feet wide. Inside turning radii should be a minimum of 25 feet, and outside turning radii 40 feet.
 - d. *Illumination.* The RV park will be furnished with uniform perimeter, roadway and pad site lighting units which direct the light downward and within the RV park.
 - (3) *Office and parking areas.* The RV park shall have a designated office on the site which is a permanent building, and a sign on the property providing information as to the office location.
 - (4) *Caretaker's quarters.* One existing residential structure may be retained or one new residential structure or mobile home may be permitted for the occupancy of the owner or operator of the RV Resort.
 - (5) *Pad site layout.*
 - a. Pull-through and back-in parking pads shall have full hookups and shall be not less than 20 feet wide and 40 feet long.
 - b. Any small RV with plumbing facilities will be required to have hookups.
 - c. Each site shall be supplied with an enclosed utility stand for all utility services.
 - d. Each site shall be level, with a maximum of one-inch variation for every five feet, side-to-side and end-to-end.
 - (6) *Water and wastewater systems.*
 - a. Adequately sized circulating looped water lines approved by the City shall be installed and connected to the City lines, at the owner's expense, for domestic use and fire protection.
 - b. Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall also be installed and connected to the City sanitary sewer system at the owner's expense.

- c. Properly located and adequately sized easements as approved by the City for publicly maintained water or sewer lines on private property shall require dedication by separate instrument unless dedicated by plat.
- (7) *Drainage systems.* An adequate drainage system shall be designed by a Texas licensed engineer retained by the property owner to drain the RV park site into an approved drainage system, in accordance with plans and specifications approved by the City.
- (8) *Refuse handling.* The method of storage, collection and disposal of refuse in the RV park shall be approved by the City prior to site development plan approval.

Guest Cabana development

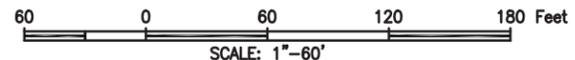
1.03.01. Density: Maximum 40 Cabanas total.

1.03.02. Area regulations-typical Cabana:

- A. Cabana size: Each Cabana shall be at least 500 square feet and the maximum size is 1,000 square feet.
- B. Cabana Setbacks: Each Cabana shall be setback from any public street, not less than 5 feet and shall be set-back not less than 10 feet from all property lines.
- C. Additional Cabana requirements shall include:
- a. Access via the main entrance of the RV Park.
 - b. Each Cabana shall have at least 2 parking spaces.
 - c. Each Cabana shall contain a bathroom, kitchen, including a refrigerator, range-top, sink and cabinets.
 - d. Cabanas will be rented by the day or week and may be subject to hotel occupancy taxes. Extended stay rental may be up to 28 consecutive days total.
 - e. Provide on-site management 24 hours a day for check-in/check-out services, custodial and maintenance response and other guest services.
 - f. Provide daily or weekly housekeeping service and on-site or in-unit laundry facilities.
 - g. All Cabanas will be connected to public water and sewer and shall meet all applicable building codes as approved by the City.

INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIAL AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, L.L.C.

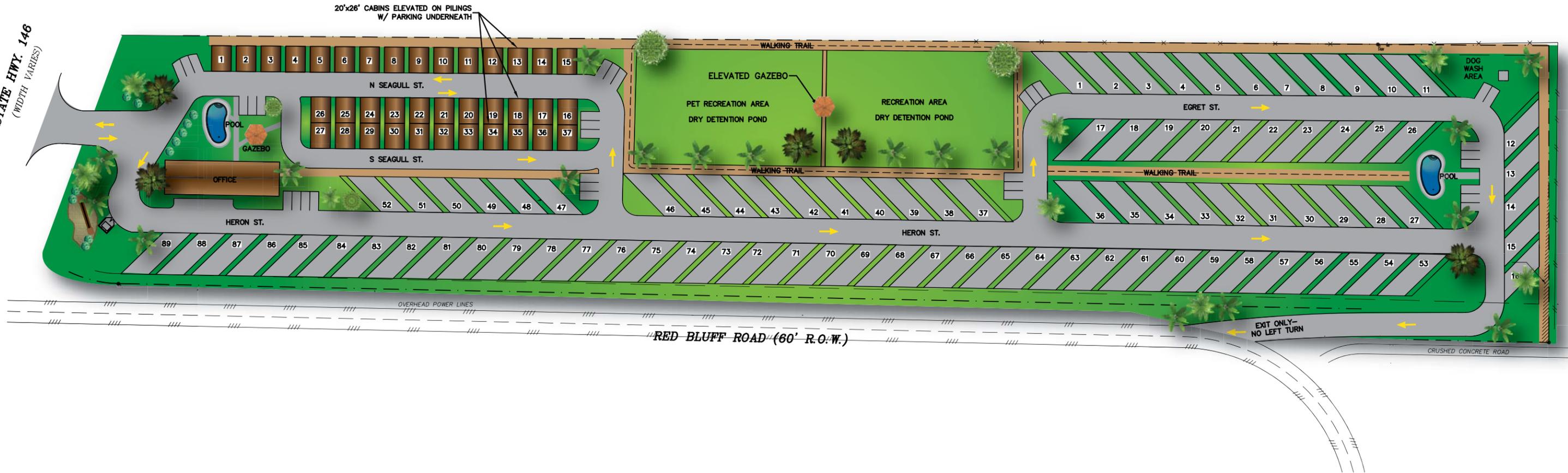
| CABIN & RV LOTS | | OPEN GREEN SPACE | |
|-----------------|------|------------------------|------------|
| 20X26 CABIN | =37 | TOTAL AREA: | 384,286 SF |
| 25x50 RV LOTS | =11 | OPEN (GREEN) SPACE: | 163,851 SF |
| 25X60 RV LOTS | = 78 | PERCENTAGE OPEN SPACE: | 42.63% |
| TOTAL | =126 | | |



SCALE: 1"=60'



STATE HWY. 146
(WIDTH VARIES)



Seaside RV Resort & Cabana

Seabrook, Texas

16-344
TX FIRM# F-2115

SHELMARK
ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL

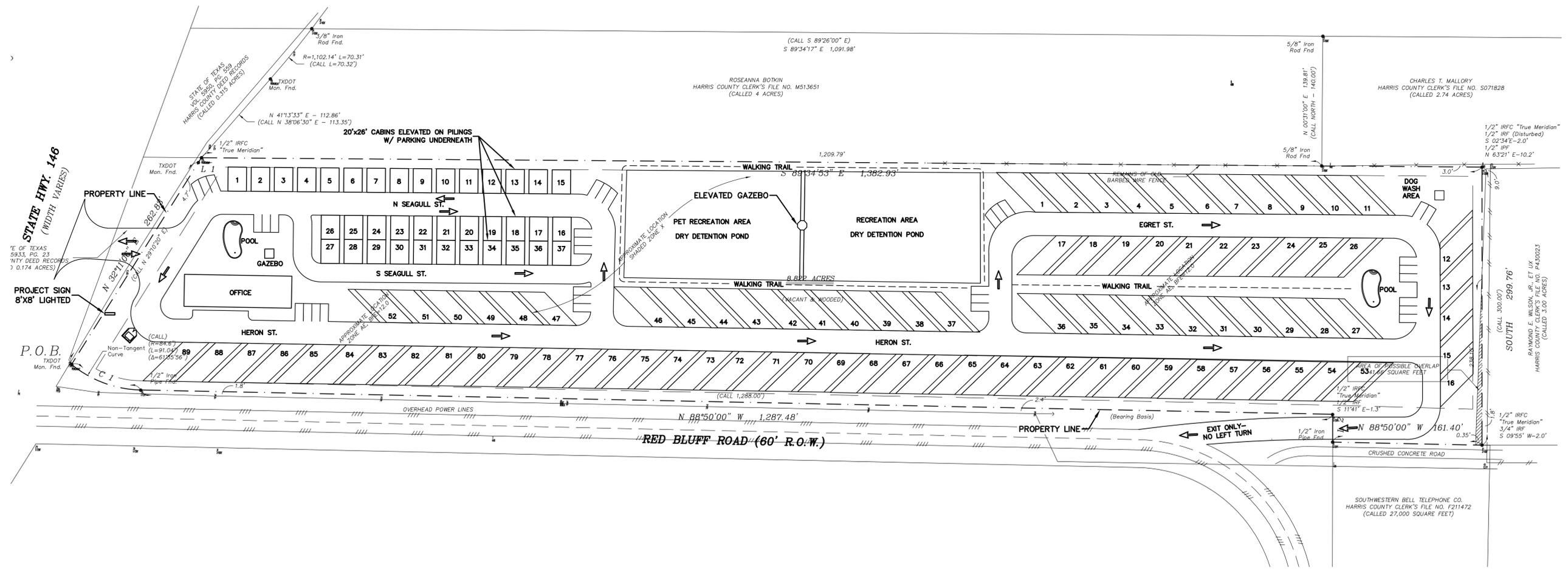
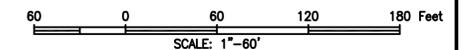
C-201

921 FM 517 Road East | Dickinson, Texas 77539
Phone: 409-935-9986 | FAX: 409-938-8706

FLOOD STAMP
 IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507, 1085 L, MAP REVISED JUNE 18, 2007. THIS PROPERTY LIES IN SHADED ZONE X AND FLOOD ZONE AE, BFE = 12.0 FEET.

| CABIN & RV LOTS | |
|-----------------|------|
| 20x26 CABIN | =37 |
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SEASIDE RV RESORT & CABANA
ADDRESS
SEABROOK, TEXAS

PROJECT:



| ISSUED FOR | DATE | REVIEW |
|------------|------|--------|
| | | |
| | | |
| | | |

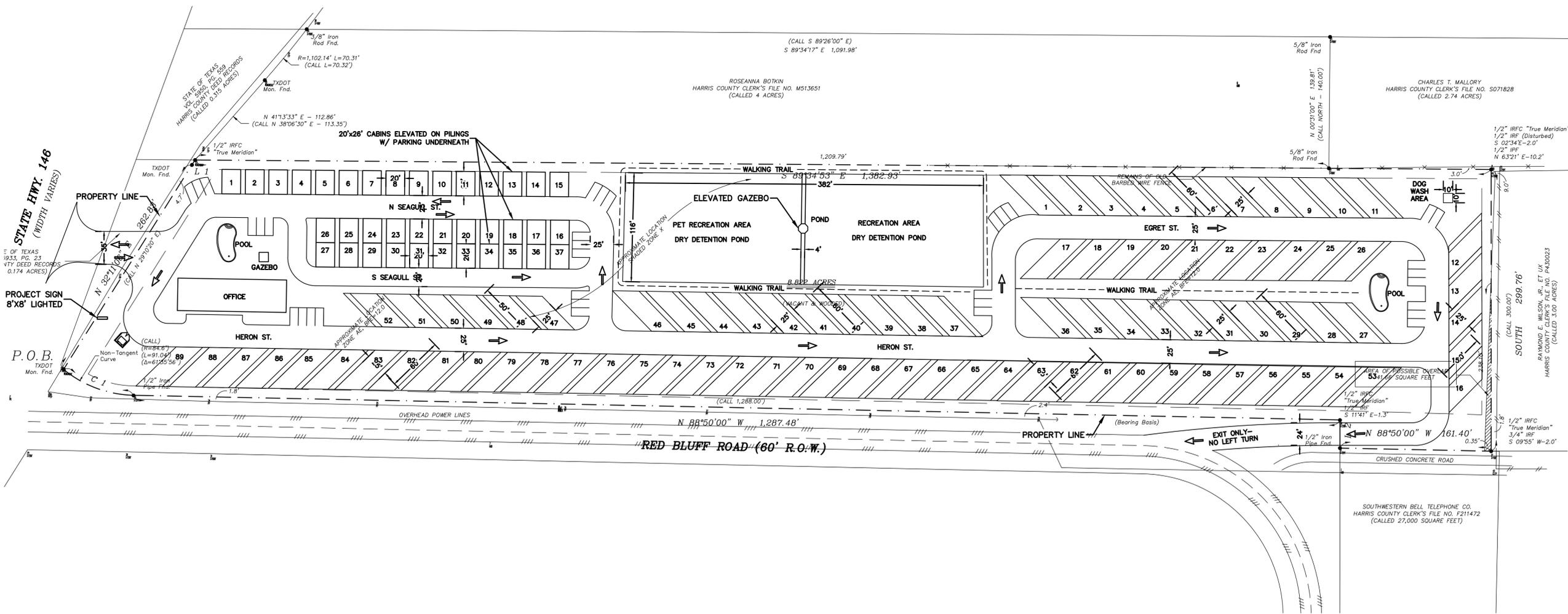
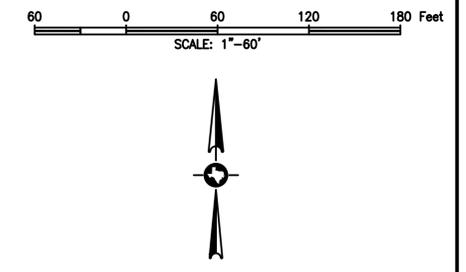
DWG NAME:
 OPEN SPACE LAYOUT PLAN

DWG:
C2.01

SCALE: 1:60
 JOB NO: 16-344 REV: A

FLOOD STAMP
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 COMMUNITY-PANEL NO. 485507
 1085 L MAP REVISED JUNE 18, 2007. THIS
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SEASIDE RV RESORT & CABANA
ADDRESS
SEABROOK, TEXAS



| ISSUED FOR | DATE | REVIEW |
|------------|------|--------|
| | | |
| | | |
| | | |

DWG NAME: MASTER PLAN

DWG: **C1.01**

SCALE: 1:60

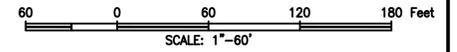
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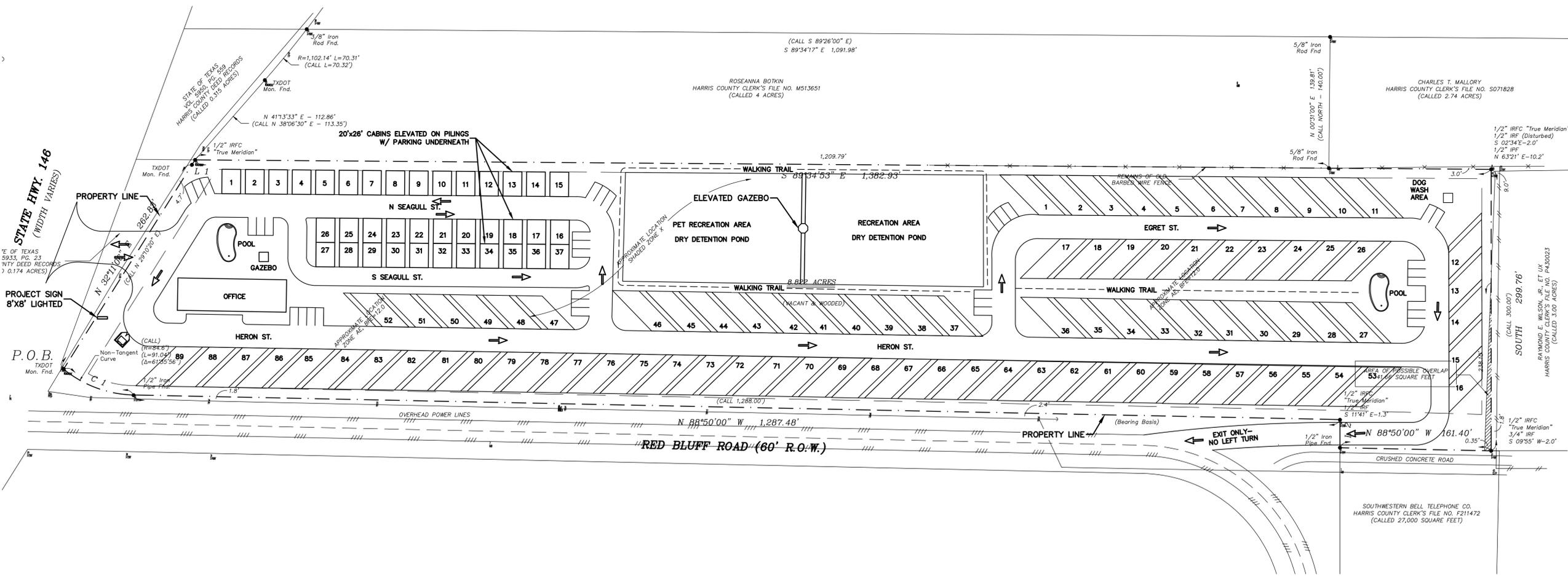
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SEASIDE RV RESORT & CABANA
ADDRESS
SEABROOK, TEXAS



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PROJECT:



ISSUED FOR:
 DATE:
 REVIEW:

DWG NAME:
 OPEN SPACE LAYOUT
 PLAN

DWG:
C2.01

SCALE:
 1:60

JOB NO: 16-344 REV: A

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 PROPERTY LIES IN SHADED ZONE X AND FLOOD
 ZONE AE, BFE = 12.0 FEET.

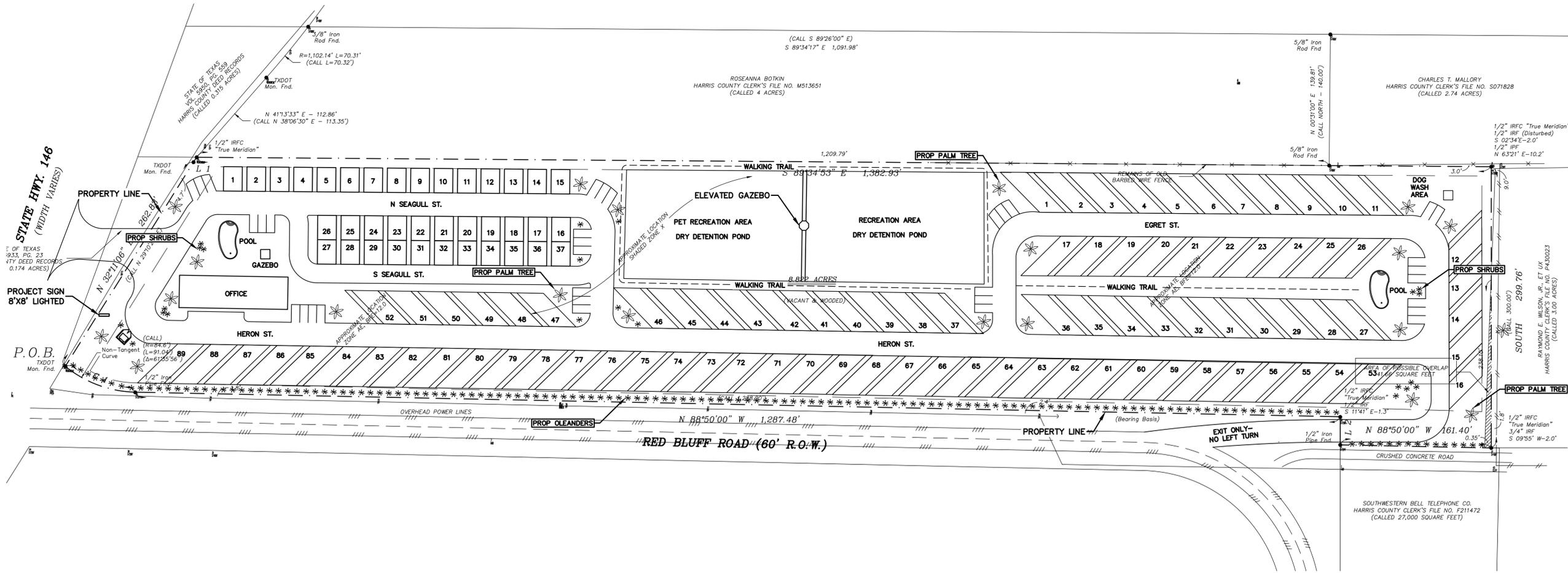
PLANT MATERIAL LIST

-  PALM TREES
-  SHRUBS
-  OLEANDERS

60 0 60 120 180 Feet
 SCALE: 1"=60'



INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC.



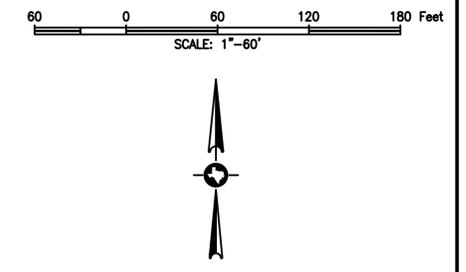
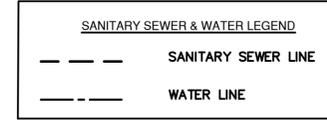
SEASIDE RV RESORT & CABANA
ADDRESS
SEABROOK, TEXAS



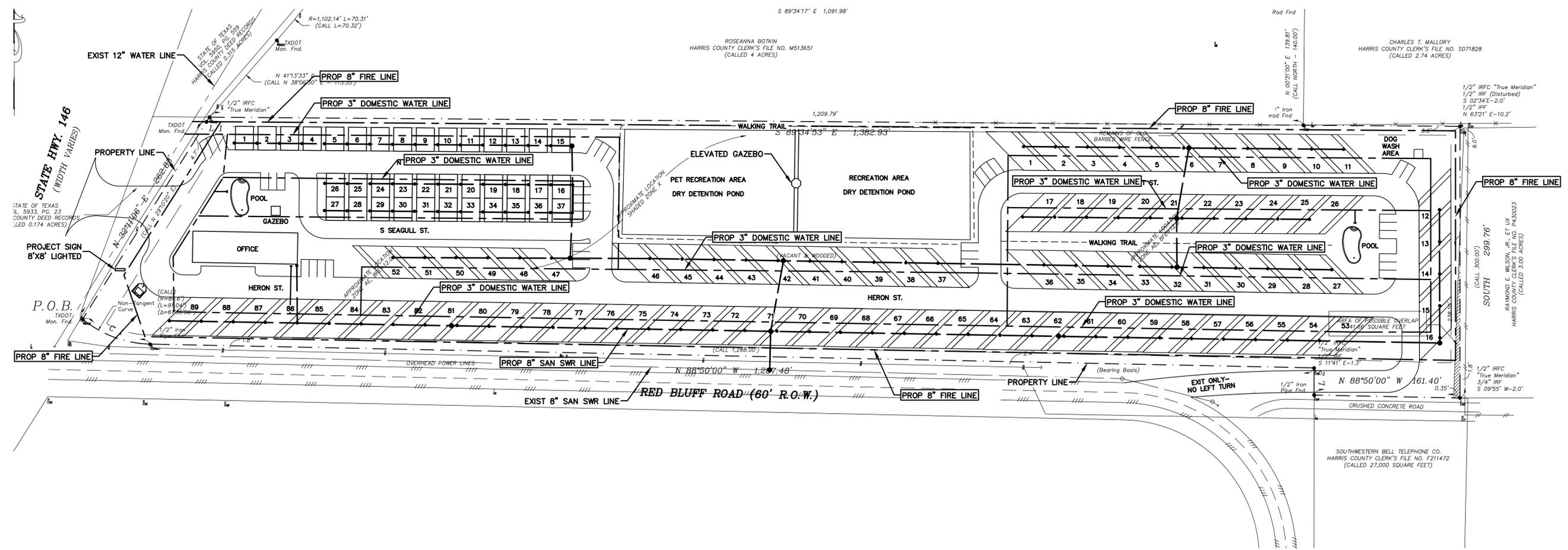
| | |
|---|--------|
| ISSUED FOR | DATE |
|  | REVIEW |
| | |
| | |
| | |

| | |
|-----------|----------------|
| DWG NAME: | LANDSCAPE PLAN |
| DWG: | C3.01 |
| SCALE: | 1:60 |
| JOB NO: | 16-344 |
| REV: | A |

FLOOD STAMP
 IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507, 1085 L MAP REVISED JUNE 18, 2007. THIS PROPERTY LIES IN SHADED ZONE X AND FLOOD ZONE AE, BFE = 12.0 FEET.



INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIAL AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC.



SEASIDE RV RESORT & CABANA
 ADDRESS
 SEABROOK, TEXAS



| | |
|------------|--------|
| ISSUED FOR | DATE |
| REVIEW | REVIEW |
| | |
| | |

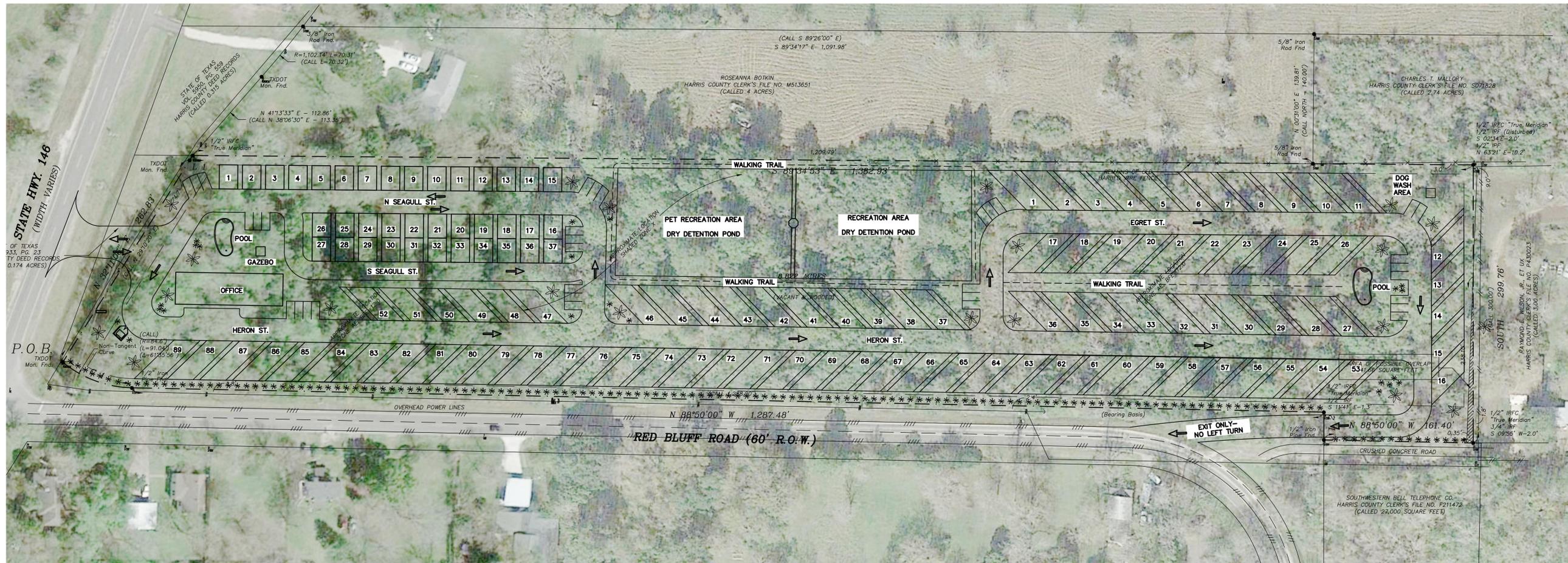
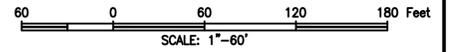
DWG NAME:
SANITARY WATER PLAN

DWG:
C4.01

SCALE:
1:60

JOB NO: 16-344 REV: A

FLOOD STAMP
 IT APPEARS THROUGH VISUAL INTERPOLATION THAT
 ACCORDING TO THE FLOOD INSURANCE RATE MAPS,
 COMMUNITY-PANEL NO. 485507
 1085 L MAP REVISED JUNE 18, 2007. THIS
 PROPERTY LIES IN SHADED ZONE X AND FLOOD
 ZONE AE, BFE = 12.0 FEET.



INFORMATION AND DATA CONTAINED IN THIS DRAWING ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT REPRODUCED, COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF SHELMARK ENGINEERING, LLC.

SEASIDE RV RESORT & CABANA
ADDRESS
SEABROOK, TEXAS

PROJECT:



ISSUED FOR

| | |
|------|--------|
| DATE | REVIEW |
| | |
| | |
| | |

DWG NAME: AERIAL PLAN

DWG: **C5.01**

SCALE: 1:60

JOB NO: 16-344 REV: A

PHOTO EXHIBITS

1. Office-Clubhouse-Fitness-Laundry



2. Pool and Sundeck



3. Lighthouse Feature



4. Dog & Cat Wash



5. RV Park Spaces



Seaside RV Resort & Cabanas – Preliminary PUD Submission



6. Sunset Deck and Fire-pit



7. Fire-pit and Arbor



8. Cabanas





Good Neighbor Commandments

Quiet Time – 10:00 pm - 8:00 am - Respect your neighbor!

Speed Limit – 12 MPH - Safety for our children and pets.

Parking – 1. Empty sites for new RV guest.

2. Grass is for mowing.

3. Concrete is provided at no charge!

4. Driving thru fields?? Why??? No, No!

(Please help us keep the park looking great by keeping your tires on the concrete, your vehicles out of empty sites, not cutting thru sites when driving in the park and not bringing mud from the surrounding fields.)

Vehicle – No pre-warming - Your day may be your neighbor's night.

Pools Hours – 10:00 pm - No late night swim!!! **Children (16 or under) must be accompanied by an adult in the pool area. No exceptions!!!!**

Smoking – Buildings, cabins, & pool areas-*None*.

Butt stations provided! Smoking Fines - \$500.00

Dogs – 1. Leash – Always.

2. Tethering outside – Never.

3. Poop - You Scoop!!!!

4. Cabanas – **Pet Fines - \$500.00**

(Leashes are for your pet's protection, as well as your neighbor's pet even in the surrounding fields.)

SIGN: _____ DATE: _____



CABANA RENTAL AGREEMENT SAMPLE

Renter: _____ **Date:** _____

Renter Name (s): _____
Address: _____
City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____
Price based on (2) Occupants with a **Maximum of (4) Occupants:**
List Occupants: (1) _____ (2) _____ (3) _____
(4) _____ Occupancy Start Date: _____
Rental: \$ _____
E-Mail address: _____

Owner agrees to rent the Cabana set forth above beginning on the above said date. The renter agrees to leave the premises in as good a condition as received, reasonable wear and tear expected.

Check in/out: Check in is at or after 12:00 pm. Checkout is at 12:00 pm. You will be charged \$20 each hour if you do not checkout on time. If more than normal cleaning is required you will be charged accordingly.

Security Deposit: All Cabanas require a \$350.00 security deposit. \$100.00 is a non – refundable cleaning fee. \$250.00 is a Security Fee that is refundable. Corporate Cabana rentals require a \$500.00 deposit per Cabana. An inventory will be done upon your departure and any damages or missing items will be taken out of your deposit. If the Cabana is returned in good condition the deposit will be credited back to you after Cabana cleaning and inspection.

Electric Deposit: (For Extended Stay’s only). You will be charged a \$150.00 deposit for 30 amp electric service upon your arrival. Your electric meter will be read upon your arrival and at the end of each four week stay and upon your departure from our resort. You will be billed at the same rate per kilowatt hour that we are billed for your electric service. Final reading and bill will be deducted from your deposit and difference will be charged or refunded. You are responsible for any amount owed over the \$100.00 deposit and that amount can be taken out of your security deposit. [Any Cash Deposit Refunds will be mailed to address on file.](#)

Maintenance and Cleaning: During your stay in a Cabana at Seaside RV Resort, it is your responsibility to perform routine maintenance and cleaning. Examples: Light bulbs, remote control batteries. If you stop up the toilet it is your responsibility to clear the stoppage and clean up any overflow caused by the stoppage. You can come to the office for plunger, mops and buckets. If the damage is due to defect in materials or workmanship it will be our responsibility to make any necessary repairs.

Damage: In the event the renter or their guests, family, or agents cause any damage to the Cabana or any of the Seaside RV Resort property, renter agrees to pay for the cost of the repairs or replacement. Seaside RV Resort agrees to provide an itemized statement of the damage and costs within (30) days your departure upon request.

Persons: The Cabana has been rented to you based upon the number of persons occupying it, as set forth above. If it is determined that the number of persons staying at the Cabana exceeds the number of occupants set forth above, you will be charged **\$100.00 per day** for each person in excess of the number so shown. Owner reserves the right to terminate this agreement for capacity violations with no refunds.

Violations: Owner reserves the right to terminate tenancy, with the loss of rent if renter, or anyone in their party, repeatedly does something they are asked not to do. Including, but not limited to: playing loud music, making excessive noise, having the police called for any reason, causing harm to any part of the property, parking issues, failure to pay rent when due, etc.....

Non Smoking: No Exceptions! Guest(s) acknowledge and understand that **all parts of the Cabana are non-smoking**. Guest(s) agree to pay not less than **\$500.00** for odor abatement if they smoke in the Cabana. **Cigarette butts shall not be left on the grounds**. Such cost will be deducted from the security deposit or the credit card on file. **Damage charge of \$500.00 due to Smoking in Cabana will be charged immediately to credit card on file.**

NO Pet(s) No Exceptions! Guest(s) acknowledge and understand that pets of any type are **NOT** permitted in the Cabana. Guest(s) agrees that any pets found to be in the Cabana will be a violation of this Contract/Agreement, **YOUR CREDIT CARD WILL BE CHARGED \$500.00**, and all Guest(s) will be asked to vacate the premises.

NO REFUNDS/PRORATIONS OR REBATES will be offered.

Right of Entry: Guest(s) acknowledges and understands that owner reserves the right to enter the property at anytime to investigate disturbances, check occupancy, check damages, make repairs, alterations, and improvements as Owner deems necessary.

Key Return: Guest(s) acknowledges and understands that the property is privately owned and that Guests(s) is/are responsible for the return of the property key(s). Guest(s) agrees that if the key(s) are not returned to the Owner at Check-out, Guest(s) will be charged the cost of re-keying or replacing of the lock(s). Guest(s) agrees that by signing this Agreement/Contract, Owners are authorized to charge the deposit for the cost of the re-keying effort.

Repairs-Service Calls: Guest(s) acknowledges and understands that Owner can not guarantee against mechanical failures including but not limited to heating and air units, TV's, VCR/DVD units, Stereo CD Players, Internet, Washer/Dryers, or other appliances.

Guest(s) agree to immediately notify Owner of defective units. Owner will make every reasonable effort to repair or replace defective units as quickly and efficiently as possible. **NO REFUNDS OR REBATES** will be given for failures of mechanical units.

Cleaning: Guest(s) agrees and acknowledges that they will return the Cabana back to the Owner in a clean and tidy manner. Guest(s) agrees to collect all loose trash and deposit it into the dumpster provided upon departure. Guest(s) will be charged for the cost of additional cleaning. Guest(s) agrees that by signing this Agreement/Contract, Owners are authorized to charge the deposit for the cost of the additional cleaning that may be required.

Tenant agrees to hold Owner harmless from any liability arising from injury or death to person or damage to unit caused by act of omission of Tenant or Tenants Guest.

Extended Stay: The rates listed above are based on two guest, additional guests will be charged **\$100.00 extra per person per extended stay period, up to a maximum of four. Extended Stay Reservations (four weeks or 28 days) require full payment of stay at time of reservation.**

Daily/Weekly Stay: Extra guests up to a maximum of four, age thirteen (13) and over are charged an additional charge of **\$3.00 per night**.

A check list is completed by our staff upon arrival and at the end of your stay and will be provided to you at your request. Any missing items at check-out will be charged to your deposit.

No Smoking allowed in Cabanas.

Cabanas are fully furnished and some of the property in your Cabana includes: Television, DVD player, Remote Controls, Bath Towels, Hand Towels, Washcloths, Bath Mats, Bed Spread, Pillows, Sheets, assorted Throw Pillows, Lamps and A/C Remote Controls.

You are also reminded that the unauthorized removal of any property from the premises is a violation of criminal law. This agreement shall be enforced under the laws of the State of Texas.

Charge to move from one Cabana to another is no less than \$75.00 to cover costs of cleaning. Moves need to be done when rent is due at the end of your 28 day stay.

We appreciate and value your business and want your stay with us to be a fun, relaxing and happy RV Resort experience. Please let us know if you notice any areas that need our attention by speaking with the Managers or filling out a comment card. Thank you for your cooperation.

I have read and agree to rent the above mentioned Seaside RV Resort Cabana on the basis and conditions set forth above.

Signature: _____ Date _____

Signature: _____ Date _____

SEASIDE RV RESORT, its Employees or Agents may at their discretion refuse space for rent without reason at anytime. Renter shall have 24 hours to vacate the space and all rents and or utilities must be paid before renter vacates. Failure to comply will result in all utilities and electricity to be disconnected immediately. Electricity and Water are the Property of Seaside RV Resort. Failure to pay rent due is considered "Theft of Services" Texas Penal Code – 30.05 (a) Criminal Trespass.

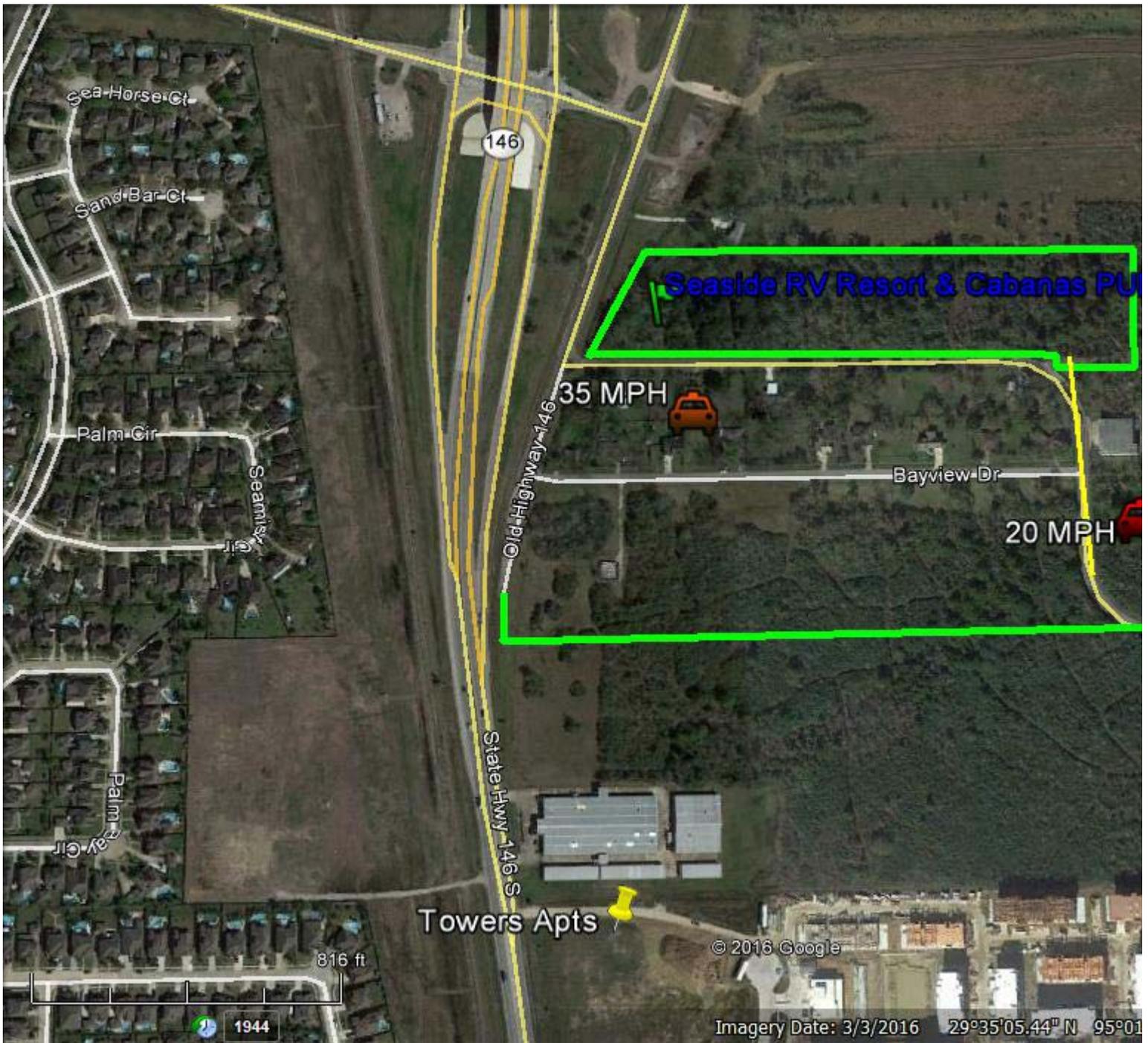
Name _____ Date _____

Seaside RV Resort Representative _____ Date _____

IN CASE OF EMERGENCY PLEASE CONTACT

Name _____ Phone # _____

If this form is not returned to our office, we will assume you agree with our inspection and any missing items or damage will be charged to your deposit.



October 28, 2016

Mr. Sean Landis
Director of Community Development
City of Seabrook
1700 First Street
Seabrook, Texas 77586

RE: Seaside RV Resort and Cabanas
Preliminary Traffic Analysis

Mr. Landis,

JKnesek & Associates, Inc. was contracted by Stonemarc One, LLC to determine the potential traffic impact of the planned site rezoning from R-2 to PUD for the Seaside RV Resort and Cabanas on Red Bluff Road in the City of Seabrook, Texas.

The following documents the findings of the preliminary analysis.

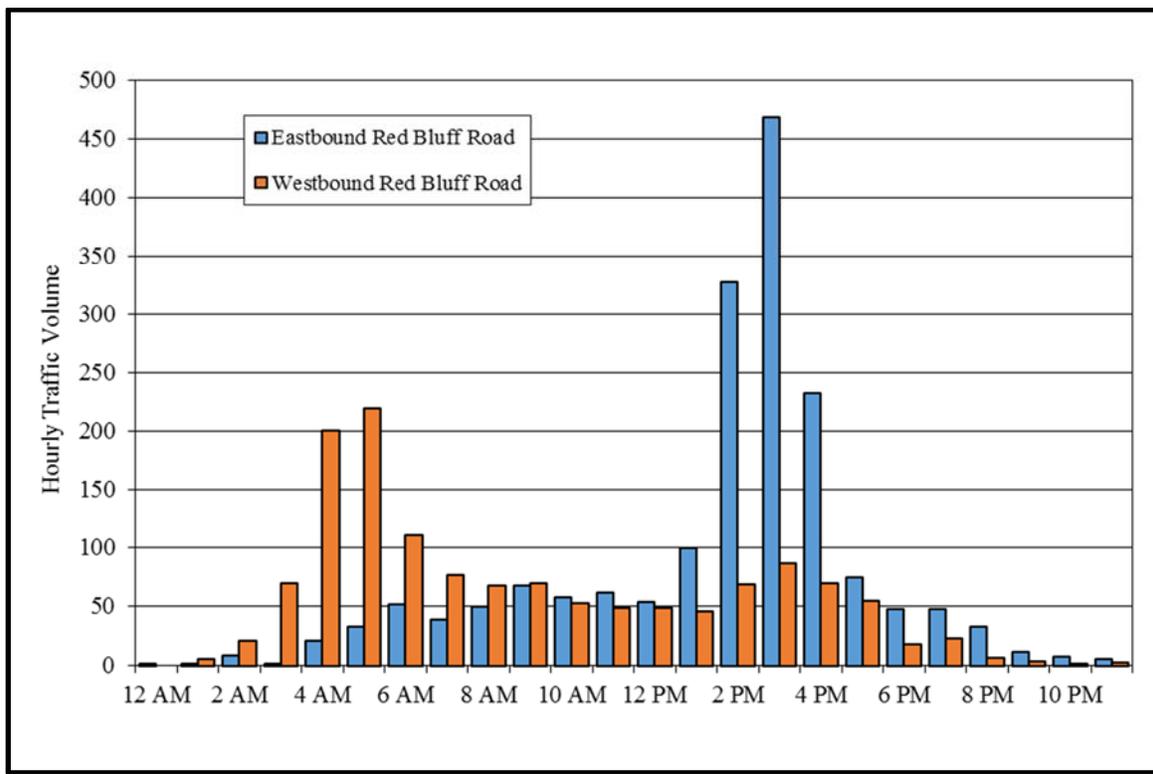
Traffic Volume Counts

24-hour vehicular traffic counts were recorded on Red Bluff Road just east of Old State Highway 146 adjacent to the proposed development on October 6, 2015. The traffic counts indicate that approximately 3,200 vehicles pass the location on the typical weekday and that the majority of vehicular traffic at the location is travelling westbound in the AM Peak period and eastbound in the PM Peak period.

Also, the traffic counts indicate that the eastbound volume is approximately 32% higher than the westbound volume over the 24-hour period. This may indicate some abnormalities in the surrounding roadway system and/or that Red Bluff Road is utilized as a cut-through to avoid traffic congestion in the PM Peak period.

A graphical depiction of the Red Bluff Road 24-hour traffic volume counts is illustrated in **Figure 1**. A detailed account of the 24-hour count is attached.

Figure 1: 24-Hour Traffic Count – Red Bluff Road



According to TxDOT available traffic data, Year 2013 24-hour traffic counts on State Highway 146 ranged from approximately 31,000 to 43,000 vehicles. Available TxDOT traffic data is attached.

Development

Currently, the proposed project area is zoned as C-2. If developed, the tract could include an approximate 75,000 square foot office building.

The proposed development is a recreational vehicle park with 89 recreational vehicle lots and 37 cabins. An exhibit of the proposed development is attached.

Trip Generation

Based on trip generation rates published in the ITE Trip Generation manual (9th edition), a 75,000 square foot office building is projected to generate approximately 117 trips in the AM Peak period and 112 trips in the PM Peak period.

Based on trip generation rates published in the ITE Trip Generation manual (9th edition), 126 occupied camp sites at a campground / recreational vehicle park is projected to generate approximately 32 trips in the AM Peak period and 52 trips in the PM Peak period.

Comparison of the existing zoning and proposed zoning reveals that proposed zoning is projected to produce 86 less trips in the AM Peak period and 60 less trips in the PM Peak period when compared to the existing zoning.

Table 1 provides a summary of the trip generation for the existing and proposed zoning. Additional trip generation data is attached.

Table 1: Trip Generation for the Existing/Proposed Zoning

| Zoning | Weekday AM Peak Period | | Weekday PM Peak Period | |
|-----------------|------------------------|---------|------------------------|----------|
| | Entering | Exiting | Entering | Entering |
| Existing Zoning | 103 | 14 | 19 | 93 |
| Proposed Zoning | 11 | 20 | 32 | 20 |

Sight Distance

According to Table 9-8 in “A Policy on Geometric Design of Highways and Streets” (6th edition) published by the American Association of State Highway and Transportation Officials (AASHTO), the design intersection sight distance for passenger cars performing right turns from a stop to a 20 mph design speed roadway is 195 feet. Table 9-8 is attached.

Preliminary analysis reveals that the estimated sight distance of vehicles performing right turns from the development to Red Bluff Road exceeds the industry standard sight distance described above.

Summary

Traffic counts on Red Bluff Road at the proposed development indicate that approximately 3,200 vehicles utilize the road on a typical weekday. State Highway 146 in the Seabrook – Kemah area is a successful commercial area that carries approximately 10 times the traffic volume of Red Bluff Road in the vicinity of the Red Bluff Tract.

The proposed re-zoning of the project area is projected to reduce the potential generated traffic in the area by 86 vehicles in the AM Peak period and 60 vehicles in the PM Peak period.

Based on the preliminary analysis, right-turning vehicles exiting the proposed development will have ample sight distance.

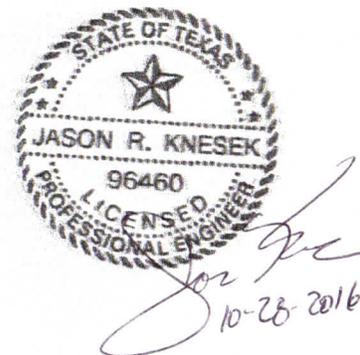
If you have any questions or comments regarding the traffic impact of the planned re-zoning of the project area, please feel free to contact me at 713-775-6490 or jason@jknesek.com.

Thank you.



Jason Knesek, P.E., PTOE
President

Attachments

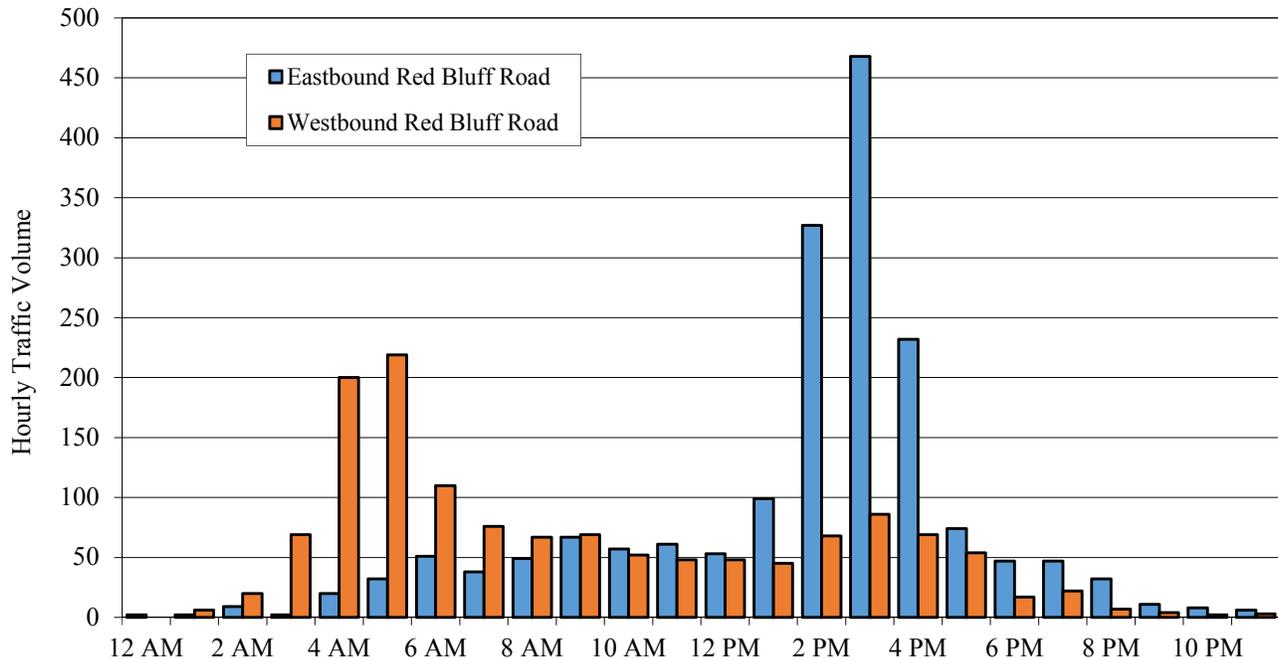


RED BLUFF ROAD - EAST OF OLD STATE HIGHWAY 146

24-Hour Traffic Counts - October 6, 2015

| Time Start | Eastbound Red Bluff Road | | | | | Westbound Red Bluff Road | | | | |
|------------|--------------------------|-----|-----|-----|------|--------------------------|-----|-----|-----|------|
| | :00 | :15 | :30 | :45 | Ttl. | :00 | :15 | :30 | :45 | Ttl. |
| 12 AM | 0 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 |
| 1 AM | 0 | 1 | 0 | 1 | 2 | 1 | 2 | 2 | 1 | 6 |
| 2 AM | 3 | 2 | 1 | 3 | 9 | 3 | 6 | 5 | 6 | 20 |
| 3 AM | 0 | 0 | 2 | 0 | 2 | 15 | 7 | 18 | 29 | 69 |
| 4 AM | 2 | 6 | 4 | 8 | 20 | 30 | 44 | 65 | 61 | 200 |
| 5 AM | 9 | 3 | 11 | 9 | 32 | 62 | 48 | 68 | 41 | 219 |
| 6 AM | 22 | 9 | 8 | 12 | 51 | 36 | 26 | 27 | 21 | 110 |
| 7 AM | 13 | 10 | 8 | 7 | 38 | 22 | 18 | 23 | 13 | 76 |
| 8 AM | 9 | 16 | 11 | 13 | 49 | 17 | 17 | 17 | 16 | 67 |
| 9 AM | 16 | 22 | 15 | 14 | 67 | 23 | 11 | 17 | 18 | 69 |
| 10 AM | 15 | 14 | 9 | 19 | 57 | 12 | 13 | 12 | 15 | 52 |
| 11 AM | 16 | 15 | 13 | 17 | 61 | 17 | 12 | 13 | 6 | 48 |
| 12 PM | 15 | 9 | 10 | 19 | 53 | 18 | 6 | 14 | 10 | 48 |
| 1 PM | 17 | 26 | 23 | 33 | 99 | 13 | 9 | 11 | 12 | 45 |
| 2 PM | 54 | 75 | 87 | 111 | 327 | 16 | 16 | 23 | 13 | 68 |
| 3 PM | 124 | 104 | 128 | 112 | 468 | 25 | 23 | 19 | 19 | 86 |
| 4 PM | 95 | 68 | 38 | 31 | 232 | 23 | 24 | 6 | 16 | 69 |
| 5 PM | 15 | 20 | 18 | 21 | 74 | 14 | 16 | 10 | 14 | 54 |
| 6 PM | 10 | 17 | 10 | 10 | 47 | 2 | 7 | 5 | 3 | 17 |
| 7 PM | 10 | 15 | 8 | 14 | 47 | 4 | 8 | 5 | 5 | 22 |
| 8 PM | 10 | 11 | 5 | 6 | 32 | 2 | 1 | 2 | 2 | 7 |
| 9 PM | 2 | 3 | 3 | 3 | 11 | 2 | 0 | 1 | 1 | 4 |
| 10 PM | 2 | 0 | 1 | 5 | 8 | 1 | 1 | 0 | 0 | 2 |
| 11 PM | 2 | 2 | 0 | 2 | 6 | 0 | 3 | 0 | 0 | 3 |
| 24 Hour | 1,794 | | | | | 1,361 | | | | |

AM Peak Hour: 270 4:45 AM to 5:45 AM
 PM Peak Hour: 554 3:00 PM to 4:00 PM





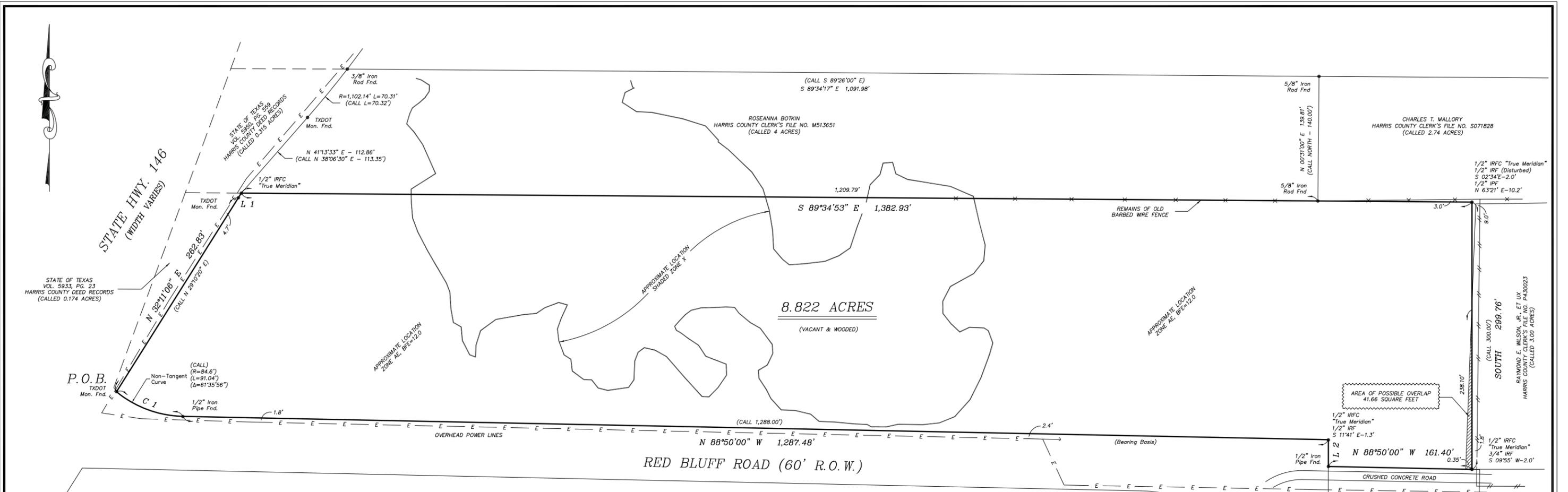
COPYRIGHT 2014 by the Texas Department of Transportation. All rights reserved.
 NOTICE: This map has been prepared for internal use by the Texas Department of Transportation. Accuracy is limited to the validity of available data.
 NOTICE: Volumes set apart with an asterisk (*) include service road volumes only.



2013 HOUSTON DISTRICT TRAFFIC MAP

PREPARED BY THE
 Texas Department of Transportation
 Transportation Planning and Programming Division
 IN COOPERATION WITH THE
 U.S. Department of Transportation





FIELD NOTE DESCRIPTION OF A 8.822 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

NOTES

1. Property subject to easements and terms, conditions and stipulations as set forth in instruments recorded under Harris County Clerk's File Nos. K-534309, K-534310, K-534311, K-534312, K-534313, K-534314, K-534316, K-534317, K-534318, K-534319, K-534320, K-534321, K-534322, K-534323, K-534324, K-534325, K-534326, K-534327, K-534328, K-534329, K-534330, K-534331, K-534332, K-534333, K-534334, K-534335, K-534336, K-534337, K-534338, K-534339, K-534340, K-545092, K-545093, K-545094, K-545095, K-545096, K-545097, K-545098, K-559860, K-59861, K-559862, K-559863, K-624342, M-917398 and M-917399.

2. Property subject to the Zoning Ordinances or proposed ordinances enforced in the City of Seabrook, Texas.

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

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

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

FLOOD STAMP
 IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507 1085 L, MAP REVISED JUNE 18, 2007, THIS PROPERTY LIES IN SHADED ZONE X AND FLOOD ZONE AE, BFE = 12.0 FEET.

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

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

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



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

Trip Generation - ITE 9th Edition

| Existing Zoning | ITE Code | Units | Quantity | Weekday | | | | | | | | | | | |
|-------------------------|----------|---------|----------|------------------------|-------|----------|-----|---------|----|-----------------------------|-------|----------|----|---------|----|
| | | | | A.M. Peak of Generator | | | | | | P.M. Peak Hour of Generator | | | | | |
| | | | | Rate | Total | Entering | | Exiting | | Rate | Total | Entering | | Exiting | |
| General Office Building | 710 | sq. ft. | 75,000 | 0.00156 | 117 | 88% | 103 | 12% | 14 | 0.00149 | 112 | 17% | 19 | 83% | 93 |

Trip Generation - ITE 9th Edition

| Proposed Zoning | ITE Code | Units | Quantity | Weekday | | | | | | | | | | | |
|--|----------|---------------------|----------|------------------------|-------|----------|----|---------|----|-----------------------------|-------|----------|----|---------|----|
| | | | | A.M. Peak of Generator | | | | | | P.M. Peak Hour of Generator | | | | | |
| | | | | Rate | Total | Entering | | Exiting | | Rate | Total | Entering | | Exiting | |
| Campground / Recreational Vehicle Park | 416 | Occupied Camp Sites | 126 | 0.25 | 32 | 36% | 11 | 64% | 20 | 0.41 | 52 | 62% | 32 | 38% | 20 |

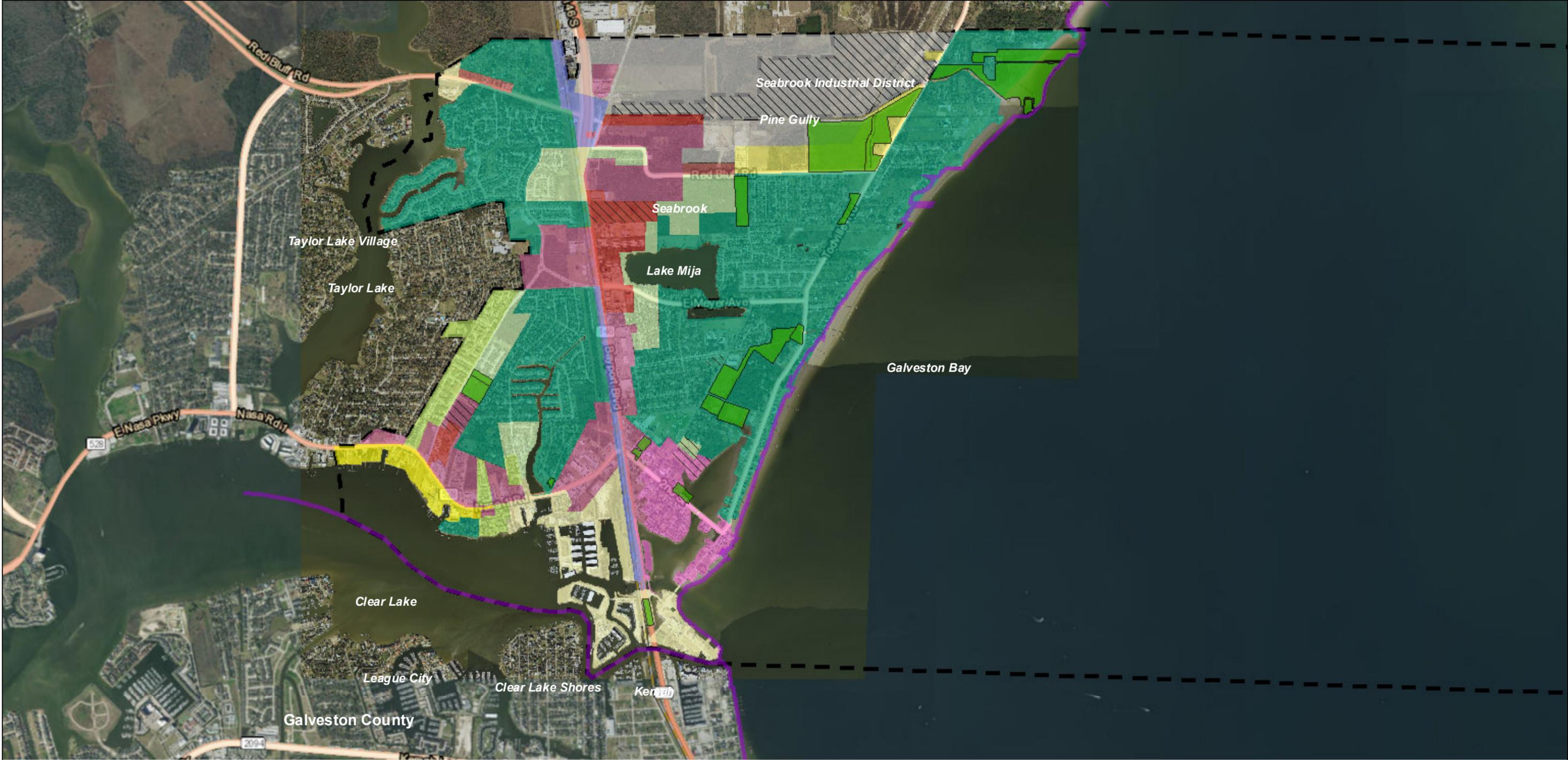
| | | | | | | | | | | | | | | | |
|--|--|----|--|--|--|--|--|--|--|--|----|--|--|--|--|
| Reduction from Existing to Proposed Zoning | | 86 | | | | | | | | | 60 | | | | |
|--|--|----|--|--|--|--|--|--|--|--|----|--|--|--|--|

Table 9-8. **Design Intersection Sight Distance**—Case B2, **Right Turn from Stop**, and Case B3, Crossing Maneuver

| Metric | | | | U.S. Customary | | | |
|---------------------|-----------------------------|--|------------|--------------------|------------------------------|--|-------------|
| Design Speed (km/h) | Stopping Sight Distance (m) | Intersection Sight Distance for Passenger Cars | | Design Speed (mph) | Stopping Sight Distance (ft) | Intersection Sight Distance for Passenger Cars | |
| | | Calculated (m) | Design (m) | | | Calculated (ft) | Design (ft) |
| 20 | 20 | 36.1 | 40 | 15 | 80 | 143.3 | 145 |
| 30 | 35 | 54.2 | 55 | 20 | 115 | 191.1 | 195 |
| 40 | 50 | 72.3 | 75 | 25 | 155 | 238.9 | 240 |
| 50 | 65 | 90.4 | 95 | 30 | 200 | 286.7 | 290 |
| 60 | 85 | 108.4 | 110 | 35 | 250 | 334.4 | 335 |
| 70 | 105 | 126.5 | 130 | 40 | 305 | 382.2 | 385 |
| 80 | 130 | 144.6 | 145 | 45 | 360 | 430.0 | 430 |
| 90 | 160 | 162.6 | 165 | 50 | 425 | 477.8 | 480 |
| 100 | 185 | 180.7 | 185 | 55 | 495 | 525.5 | 530 |
| 110 | 220 | 198.8 | 200 | 60 | 570 | 573.3 | 575 |
| 120 | 250 | 216.8 | 220 | 65 | 645 | 621.1 | 625 |
| 130 | 285 | 234.9 | 235 | 70 | 730 | 668.9 | 670 |
| — | — | — | — | 75 | 820 | 716.6 | 720 |
| — | — | — | — | 80 | 910 | 764.4 | 765 |

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane highway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

Seabrook Zoning

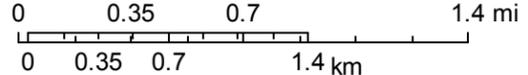


November 10, 2016

- County Limits
- Seabrook Industrial District
- Park
- Zoning**
- PUD
- C-1 - LIGHT COMMERCIAL
- C-2 - MEDIUM COMMERCIAL
- C-3 - HEAVY COMMERCIAL
- C-S - SPECIAL COMMERCIAL
- LI - LIGHT INDUSTRIAL
- MMU - MARINE MIXED USE
- OS - OLD SEABROOK
- R-1 - SINGLE FAMILY-DETACHED RESIDENTIAL
- R-2 - SINGLE FAMILY-SMALL LOT DETACHED RESIDENTIAL
- R-3 - MEDIUM DENSITY RESIDENTIAL
- R-LD - LOW DENSITY RESIDENTIAL
- WAD - WATERFRONT ACTIVITY

World Transportation

1:36,112



H-GAC, CobbFendley
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sec. 3.15. - Comprehensive land use regulation matrix.

Uses Permitted by Right and Conditional Uses¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| <i>Residential Uses</i> | | | | | | | | | | | | | | |
| Apartments | | | | X | | | | | | | | | | |
| Assisted Living Facilities | | | | X | C | C | | | | | | | | |
| Cluster housing | | | X | X | | | | | | | | X | | |
| Condominium | | | | X | | | | | C | C | | | | |
| Duplex | | | | X | | | | | | | | X | | |
| Group homes | X | X | X | X | | | | | | | | | | |
| Manufactured home / manufactured home park | | | | | | | | | | | | | X | |
| Single-family detached residence | X | X | X | X | | | | | | | | X | X | |
| Townhouse | | | | X | | | | | | C | | | | |
| Zero lot line homes | | | X | X | | | | | | | | | | |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| <i>Non-Residential Uses</i> | | | | | | | | | | | | | | |
| Accessory building/uses (all uses must be allowed per the zone) | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Alterations, clothing | | | | | X | X | X | X | X | X | | X | | X |
| Ambulance service | | | | | | X | X | X | | | | | | X |
| Animal training schools | | | | | | X | X | X | | | | | | X |
| Appliance dealers/rental | | | | | | X | X | X | X | X | | X | | X |
| Auction house | | | | | | C | X | | | | | X | | X |
| Auto body repair/ painting | | | | | | | X | | | | | | | X |
| Auto dealers | | | | | | | X | | | | | | | X |
| Auto repair/detailing | | | | | | X | X | X | | | | | | X |
| Auto rental and leasing | | | | | | X | X | X | C | C | | | | X |
| Auto wrecker service | | | | | | | X | | | | | | | X |
| Bakers, wholesale | | | | | | | X | | | | | | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|-----------------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Banks or financial services | | | | | X | X | X | X | X | C | | C | | X |
| Banquet hall | | | | | C | X | X | X | X | C | | C | | |
| Barbers/beauty salons/day spa | | | | | X | X | X | X | X | X | X | X | | X |
| Bars | | | | | | C | C | | C | C | C | | | C |
| Bed and breakfast | | | | C | X | X | X | X | X | X | X | X | | X |
| Bingo parlor | | | | | | C | C | | C | C | | | | C |
| Boat engine repair and service | | | | | | C | X | X | C | X | | | | X |
| Boat hull repair and construction | | | | | | C | X | C | C | X | | | | X |
| Boat rental | | | | | | | | X | X | X | X | X | | X |
| Boat sales | | | | | | C | X | X | X | X | | C* | | X |
| Bowling alleys | | | | | | C | X | | | C | | | | X |
| Cabinet makers and millwork shops | | | | | X | X | X | X | C | X | | X | | X |
| Candy and confection, wholesale | | | | | | | X | | | | | | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Caterers | | | | | X | X | X | X | X | X | | X | | X |
| Cellular communications tower | | | | | | | C | | | | | | | X |
| Cemetery or mausoleum | C | C | C | C | C | C | C | | | | | | | X |
| Charter boat-service | | | | | C | | | | X | X | X | | | |
| Child day care center | | | | | C | X | X | | | | | X | | X |
| Child day care family home | | | | C | C | | | | | | | X | | |
| Church / place of worship | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Cigar lounge | | | | | | X | X | X | X | X | X | | | X |
| Cigar and tobacco shop | | | | | | X | X | X | X | X | X | | | X |
| Civic club | | | | | | C | C | C | C | C | | C | | C |
| Commercial automobile parking lot/garage | | | | | | C | X | | | | X | | | X |
| Computer sales and service | | | | | X | X | X | X | X | X | | X | | X |
| Contractors (with outside storage) | | | | | | | X | | | C | | C | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Contractors (without outside storage) | | | | | | X | X | | | X | | X | | X |
| Convenience stores (without fuel pumps) | | | | | C | X | X | X | X | X | | X | | X |
| Copy and duplicating services | | | | | X | X | X | X | X | X | | X | | X |
| Dancehalls | | | | | | C | C | | C | C | C | | | X |
| Dance instruction | | | | | X | X | X | X | X | X | | X | | X |
| Delivery services | | | | | | X | X | X | | X | X | | | X |
| Dinner theatre | | | | | | X | X | | X | X | X | X | | X |
| Domestic animal training schools | | | | | | X | X | X | | | | | | X |
| Dry cleaners (pickup only) | | | | | X | X | X | X | X | X | | X | | X |
| Electrical equipment and supplies, wholesale | | | | | | C | X | | | | | | | X |
| Electronics manufacturer | | | | | | | | | | | | | | X |
| Exterminators and pest control | | | | | | X | X | X | | | | | | X |
| Farm | X | | | | | | | | | | | | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Fish and seafood, retail | | | | | C | X | X | X | X | X | X | C | | X |
| Fish and seafood, wholesale | | | | | | C | X | | X | X | | | | X |
| Fraternal organizations | | | | | | C | C | | C | | | | | C |
| Funeral home / mortuary | | | | | C | X | X | | | | | | | X |
| Game rooms and billiard parlors | | | | | | C | C | | C | C | C | | | C |
| Gasoline service stations / convenience stores | | | | | | X | X | | | | | | | X |
| Glass sales, tinting and replacement | | | | | | X | X | X | | | | | | X |
| Golf course/country club | C | C | X | X | | | | | | | | | | X |
| Greenhouse | | | | | | X | X | | | | | | | X |
| Gunsmiths | | | | | | X | X | X | X | X | | X | | X |
| Health club | | | | | C | X | X | | X | X | | C | | X |
| Heavy machinery sales | | | | | | | X | | | | | | | X |
| High rise (all uses within must be allowed per the zone) | | | | | | | | | X | C | C | C | | |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Hospice | C | | | | | X | X | | | | | | | X |
| Hospital | | | | | | X | X | | | | | | | X |
| Hotels and motels (with full service restaurant) | | | | | | X | X | | X | X | X | | | X |
| Hotels and motels (without full service restaurant) | | | | | | C | C | | C | C | C | | | C |
| Janitorial services and supplies | | | | | | X | X | X | | | | | | X |
| Kennel, outdoor | | | | | | | X | | | | | | | X |
| Laundry, self-service | | | | | | X | X | X | C | C | | | | X |
| Limousine service | | | | | X | X | X | X | C | | | | | X |
| Machine shops and welding | | | | | | | X | X | | | | | | X |
| Mailbox rentals | | | | | X | X | X | X | C | X | | X | | X |
| Mailing service, bulk | | | | | X | X | X | X | X | X | | X | | X |
| Manufacturing | | | | | | | | | | | | | | X |
| Marina | | | | | | | | | X | X | X | C | | |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Medical emergency clinics (w/ambulance) | | | | | | | | | | X | | | | X |
| Medical equipment and supplies | | | | | | X | X | X | | X | | | | X |
| Medical laboratories | | | | | C | X | X | X | | | | | | X |
| Monastery or convent | C | | | C | | C | C | | | | | | | C |
| Motion picture theatre | | | | | | X | X | | C | | | | | X |
| Motorcycle sales and repair | | | | | | C | X | X | | | | | | X |
| Museums | | | | | C | C | X | | X | X | X | X | | X |
| Nurseries | | | | | X | X | X | X | | | | X | | X |
| Nursing homes | C | | | X | C | C | | | | | | | | X |
| Office, professional | | | | | X | X | X | X | X | X | X | X | | X |
| Open air market (all uses must be allowed per the zone) | | | | | | | | | | | | C | | |
| Pawnbrokers | | | | | | X | X | X | | | | | | X |
| Personal care home (assisted living) | | | | X | X | X | X | | | | | C | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Pet shops (Indoor kennels only) | | | | | X | X | X | X | X | X | | X | | X |
| Printers | | | | | | | X | X | | | | | | X |
| Private clubs (as per TABC) | | | | | | C | C | | C | C | C | | | C |
| Private schools | | | | | X | X | X | | | X | | X | | X |
| Public use (governmental) | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Pumps, industrial sales and service | | | | | | | X | | | | | | | X |
| Quick lube/oil change | | | | | | X | X | X | | | | | | X |
| Radio/television transmission tower (commercial) | | | | | | | | | | C | | | | X |
| Recreational vehicle park | | | | | | | | | | | | | | C |
| Recreational vehicle sales, rental and repair | | | | | | | X | | | | | | | X |
| Recycling center | | | | | | | | | | | | | | C |
| Rental service store (no heavy equipment) | | | | | | X | X | X | | | | | | X |
| Rental, trucks and heavy equipment | | | | | | X | | | | | | | X | |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|-----------------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Restaurant equipment and supplies | | | | | | X | X | X | | | | | | X |
| Restaurants | | | | | C | X | X | X | X | X | X | X | | X |
| Retail, heavy | | | | | | X | X | X | X | X | | | | X |
| Retail, light | | | | | X | X | X | X | X | X | X | X | | X |
| Sailmakers | | | | | X | X | X | X | X | X | | X | | X |
| Sexually oriented business | | | | | | | | | | | | | | X |
| Shipyards | | | | | | | | | X | X | | | | X |
| Signs, manufacturing | | | | | | | X | X | | | | | | |
| Skating rinks | | | | | | C | X | | | X | | | | X |
| Small engine repair | | | | | | X | X | X | | | | | | X |
| Smoke and head shop | | | | | | | X | | | | | | | X |
| Sports and recreational arenas | | | | | | | | | | C | | | | X |
| Stables | C | | | | | | | | | | | | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD²</i> | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|---|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|-----------|-----------|-----------|
| Storage, auto; inside | | | | | | | X | | | | | | | X |
| Storage, auto; outside | | | | | | | C | | | | | | | |
| Storage, boat; inside | | | | | | | X | X | X | X | | | | X |
| Storage, boat; outside | | | | | | | X | | | X | | | | X |
| Swimming pool and spa sales and supplies | | | | | C | X | X | X | C | | | | | X |
| Tele-video production | | | | | | X | X | X | X | X | | | | X |
| Theatre | | | | | C | X | X | | X | X | X | | | X |
| Tire dealers and service | | | | | | X | X | X | | | | | | X |
| Trucking company | | | | | | | | | | | | | | X |
| Upholstery shop | | | | | C | X | X | X | X | X | | X | | X |
| Veterinarians and animal hospitals (no outside kennels) | | | | | C | X | X | X | X | X | | | | X |
| Veterinarians (with outside kennels) | | | | | | | X | | | | | | | X |
| Warehouse | | | | | | | | | | | | | | X |

| <i>Land Use Activity</i> | <i>R-LD</i> | <i>R-1</i> | <i>R-2</i> | <i>R-3</i> | <i>C-1</i> | <i>C-2</i> | <i>C-3</i> | <i>C-S</i> | <i>WAD</i> | <i>MMU</i> | <i>POD</i> ² | <i>OS</i> | <i>MH</i> | <i>LI</i> |
|------------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|-----------|-----------|-----------|
| Warehouses, offices and mini | | | | | | | X | | | X | | | | X |
| Woodwork shops | | | | | | X | X | X | X | X | | X | | X |
| Yacht/sailing club | | | | | | | | | X | X | | X | | |

¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

(Ord. No. 94-02, § 2, 2-1-1994; Ord. No. 94-03, § 2, 2-1-1994; Ord. No. 94-26, § 1, 9-20-1994; Ord. No. 94-44, § 1, 1-17-1995; Ord. No. 95-18, art. 1, 10-17-1995; Ord. No. 97-18, § 1, 11-4-1997; Ord. No. 98-25, § 1, 11-3-1998; Ord. No. 98-27, § 1, 11-3-1998; Ord. No. 2001-20, § 3, 9-18-2001; Ord. No. 2001-16, § 2, 7-3-2001; Ord. No. 2003-06, § 2, 7-1-2003; Ord. No. 2005-17, § 2, 8-2-2005; Ord. No. 2006-16, § 3, 10-17-2006; Ord. No. 2007-11, § 4, 7-17-2007; Ord. No. 2008-14, § 2, 11-4-2008; Ord. No. 2009-14, 7-21-2009; Ord. No. 2009-17, 8-18-2009; Ord. No. 2010-03, § 2(att. A), 4-6-2010; Ord. No. 2011-14, § 2(Exh. A), 10-4-2011; Ord. No. 2012-01, § 2(Att. A), 1-17-2012; Ord. No. 2012-04, § 2(Att. A), 2-21-2012; Ord. No. 2012-14, § 2(Att. A), 9-4-2012; Ord. No. 2012-15, § 2(Att. A), 9-4-2012; Ord. No. 2012-23, § 2, 1-8-2013; Ord. No. 2014-19, § 2(Exh. A), 9-2-2014; [Ord. No. 2015-04, § 2\(Exh. A\)](#), 3-17-2015)