

The City Council of the City of Seabrook met in special session on Monday, March 5, 2012 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

**THOSE PRESENT WERE:**

GLENN R. ROYAL	MAYOR
KIM MORRELL (Ex. Abs.)	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
PAUL R. DUNPHEY	MAYOR PRO TEM & COUNCIL PLACE NO. 3
DON HOLBROOK	COUNCIL PLACE NO. 4
THOM KOLPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	COUNCIL PLACE NO. 6
KELLY TEMPLIN	CITY MANAGER
MEREDITH BRANT	ASSISTANT CITY SECRETARY

Mayor Royal called the meeting to order at 7:01 p.m.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

**2.0 WORK SESSION ITEMS**

**2.1 Review/consider the Parks Master Plan presented by the Open Space, Beautification and Preservation Committee. (Council)**

Open Space Committee members participating in the review were: Sally Antrobus, Helen Burton, Heather Cable, John Coggeshall, Debra Harper and Karen Tisdell.

Ms. Antrobus proposed the following revision of Section 3.6 "Pressure at Pine Gully Park":

**3.6 Pressure at Pine Gully Park**

During most of the year, park and pier use are at levels allowing a quality experience for all. Visitor pressure builds on fine summer weekends and holidays. Peak visitor days intensify the operational work load in bathroom maintenance, trash handling, and the like. Peak days generate complaints from trail users of feeling "crowded out," and complaints from neighboring residents about noise and about park visitors moving along the shore onto private land.

Periodic pressure is addressed through gate staffing and the fee structure: no charge for residents, \$20 per car for nonresidents, as of June 2010. When parking is filled, some new arrivals park on the roadway and walk in (avoiding the

entry fee). When heavy use generates issues and complaints, an entry quota suggests itself.

Siltation of the bayou and erosion of the prehistoric shell midden at its mouth are also concerns at Pine Gully. For bayou restoration plans, see 4.3.

*Needs identified:*

- Action is needed to preserve the integrity of the bayou and the shell middens.
- Fees designed to constrain heavy use should be monitored for effectiveness through gate counts.
- Staffing should be reviewed for appropriateness during peak use times.
- An entry quota may be advisable for peak days.
- Regulation of roadway parking may warrant review.

Ms. Antrobus also proposed that Section 4.3 "Pine Gully" which was deleted by Council at the February 13 meeting be re-inserted as written below:

#### **4.3 Pine Gully**

##### ***Bayou Remediation and Protection***

Serious siltation problems arising in Pine Gully since 2004 are being addressed through restoration work for which engineering studies have been completed and permitting is almost complete as of February 2012, under the purview of the Seabrook City Council and facilitated by Galveston Bay Foundation. The City of Seabrook does not own Pine Gully but has spearheaded effort toward restoration because of having major park properties along this bayou. Remediation and protection of the bayou's proper tidal functioning and its archaeological resources are the project objectives. Physical work is expected to occur during 2012, with monitoring to follow.

Council previously requested that Scenic City Certification program be added to section 6.3.4 Federal Funding. Ms. Antrobus submitted the following:

*Scenic City Certification:* Scenic Texas has identified a direct correlation between the success of a city's economic development efforts and the visual appearance of its public spaces (see [www.sceniccitycertification.org](http://www.sceniccitycertification.org)). Earning certification requires landscaping and tree planting programs, sign code enforcement, and avoiding new billboards. Additional certification points are awarded for more than 70 other criteria, including multi-use trails, a high percentage of park and open space lands, parking lot landscaping, and utility line management.

City Council members agreed to these revisions and addition.

Pages 56- 89 were reviewed and specific changes are shown on Attachment A which is made a part of these minutes. No formal vote was taken on any of the changes.

This completed the formal review of the Plan. Once revisions are made to the Plan, it will be considered in full by the City Council.

Upon motion, Mayor Royal adjourned the meeting at 8:25 p.m.

APPROVED THIS 20<sup>TH</sup> DAY OF MARCH, 2012.



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Glenn R. Royal, Mayor



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Meredith Brant, TMRC  
City Secretary

2 Some 70 acres consist of de facto green space, and some of these lands may offer opportunities for  
3 negotiating public access and/or habitat enhancements, such as tree and other native plantings.  
4 Another 60 acres consist of land unlikely to be hardened: industrial buffer land and the fire training  
5 facility. Again this land may provide opportunities to contract for public access, and/or habitat  
6 enhancements, and/or conservation easements. The Girl Scout camp Casa Mare may be another  
7 candidate.

8  
9 Slightly over 10 acres consist of property already owned by the City or for which direct purchases are  
10 proposed to answer the west-side parks need and to boost redevelopment in Old Seabrook and at the  
11 Point. The remaining 37 acres consist of a mix of gifts/donations, new subdivision park set-asides, and  
12 flood buyouts, with subcomponents admittedly uncertain in terms of size.

13  
14 Some caveats apply to flood buyouts. City officials who investigated properties after Hurricane Ike for  
15 buyout potential noted several limiting factors besides funding: (1) spotty distribution of flooded  
16 properties; (2) the narrow lots on which many badly damaged older structures stood; and (3) the high  
17 value of waterfront homes damaged. Nevertheless, lack of funds for the City match portion of such  
18 purchases was the main barrier. Further, the "404" buyout dollars are not always available from FEMA  
19 (federal funds can be exhausted in years of several disasters); officials may be reluctant to write  
20 properties off the tax base forever; and reserving cash is a challenge when budgets are tight.

21  
22 Note that park space within existing subdivisions might be added but was not included in the  
23 preliminary inventory because access to it is private. New subdivision park set-asides are included on the  
24 assumption that they will likely want connection to the trails network, and that in the process of offering  
25 trail access for new residents, they will also be adding to overall trail opportunity.

26 **STOP 2/13/12 meeting**

### 27 **6.5.2 Potential on City-Owned Land**

28 Over time, City-owned land with potential to be added to the park system is likely to become available  
29 in three locations:

- 30  
31 • *City maintenance yard* beside Highway 146—This is destined to be moved because of roadway  
32 work. One result will be City land available in the heart of the City, west of Highway 146, and  
33 adjoining the green space and tree line of the utility corridor.
- 34  
35 • *Carothers Gardens back lot*—Office trailers and an equipment yard are not ideal uses at this  
36 waterfront garden property intended for event rentals; they call out to be moved elsewhere as  
37 soon as possible. Moving them may allow easier trail access to the Carothers property's wooded  
38 side creek frontage.
- 39  
40 • *Wastewater treatment plant on Second Street*—Because of the plant's waterfront location and  
41 vulnerability to storm damage, moving this plant is a City goal of long standing (see *Seabrook*  
42 *Comprehensive Master Plan 2030*). Once it moves, part of the old plant may remain a collection  
43 point and lift station, but some of the grounds may become available to expand the well-used  
44 Second Street Park and its publicly accessible waterfront, with good potential for kayak launch  
45 facilities.

46  
47 Acreages of these City-owned properties are small, but all three are in prime locations for addressing  
48 several plan goals: west-side and Old Seabrook park space, and best use of an existing park.

49

50 **6.6 The Bond Referendum Option**

51 Experience in 2007 suggests that an open space bond initiative may be an option to consider. The  
52 Carothers land purchased via a bond initiative was a candidate for park expansion by referendum  
53 because of its long boundary with Pine Gully Park, its strategic buffering position, and its potential as an  
54 event venue. Voter support materialized in the form of a higher polling turnout than in elections either  
55 before or after the bond vote.

56  
57 An open space bond initiative need not be tied to a particular property. It can also be a method of  
58 acquiring funds for purchase of unspecified parcels for the parks and open space network.  
59 Systematic surveying of public opinion on the topic is advisable before this option is attempted.

60  
61 A number of cities have conducted successful long-term open space acquisitions programs using  
62 referendum initiatives. Two examples are San Juan Capistrano, California, and Pima County, Arizona,  
63 (<http://www.sanjuancapistrano.org/index.aspx?page=78>; <http://www.pima.gov/cmo/sdcp/intro.html>).  
64 Such programs have typically been launched through citizen initiatives, eventually resulting in city or  
65 county officials coming to support and help promote and guide the activity, because such measures tend  
66 to be popular with voters.

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69  
70 Figure 13. Eggs of the giant spine-headed bug (*Acanthocephala declivis*) hatching on a window. Adults  
71 look large and alarming but don't bite or do anything nasty. They feed by sucking sap from oaks.  
72  
73

74 **6.7 Conservation Easements**

75 Cities, counties, and private landowners around the nation have in recent years begun using  
76 conservation easement agreements as a means to preserve wetlands and open space. These are legal  
77 instruments providing use restrictions that travel with the land deed—when properties are sold,  
78 components are protected as specified by the owner undertaking the easement. When owners are  
79 willing, wetlands and other types of natural areas can thus be protected without the cost of a land  
80 purchase and with built-in long-term monitoring. The incentive for owners is property tax benefits.

81  
82 Seabrook’s connected northern parks amount to well over 100 acres in the hands of a single owner and  
83 suggest themselves as a candidate for an overall conservation easement to protect their natural values  
84 in perpetuity. Lands are usually required to be 20 acres or more in size, but smaller entities warrant  
85 investigation for conservation easement potential for special features or when adjacent to designated  
86 natural areas. For more on the topic, see *Conservation Easements: A Guide for Texas Landowners* (2005)  
87 and *The Conservation Easement Handbook* (2003).

88  
89 According to the experience of the Galveston Bay Foundation (the trustee for several such easements,  
90 and already partnering with the city on other projects), less protective mechanisms such as deed  
91 restrictions do not provide enough guarantees that the property will be maintained in a natural  
92 condition or protected from development. The purpose of a conservation easement is to ensure that the  
93 landowner adheres to a management plan and is actively working to preserve the conservation values of  
94 the property.

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98  
99 Additional matters under discussion during plan development include operations, signage, and outdoor  
100 classrooms. One outdoor classroom project is under way at Bay Elementary School, and a simpler  
101 outdoor classroom has been proposed for Hester Park, using boulders for seating. Signage has been  
102 discussed for Great Texas Coastal Birding Trail sites, for identification of wildlife, and for including QR  
103 codes on informational signs, to direct users to appropriate websites. Operational issues that warrant  
104 further consideration during the ten-year period covered by this plan are the need for a parks director  
105 when budget permits this, and the power of partnering with schools on programs of activity for children.

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107 **7.0 Conclusions**

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110 Residents take pride in Seabrook’s natural qualities and hold a positive view of its parks and trails.  
111 Elected officials and City staff and volunteers are likewise proud of a parks and trails network that  
112 attracts much use and much favorable comment. Recommendations in this plan are aimed at best use of  
113 existing parks, improving waterfront access, and a commitment to conservation and maintaining open  
114 space alongside population growth. Beautification proposals include long-term habitat value. Plan  
115 implementation can assure excellence in Seabrook’s park and open space assets for years to come.

116  
117 Primary constraints are budgetary. Additional cautionary notes include:  
118

- 119 • *Tax base:* Various studies underscore that well-conceived green space pays for itself by raising  
120 property values and thus tax revenue (Appendix F). Officials with budget responsibility may  
121 nevertheless be reluctant to designate green space, fearing negative impacts on revenue.  
122
- 123 • *Waterfront:* Finding creative formulas for respectful public use of the waterfront is a challenge.  
124 Some waterfront owners are understandably reluctant to support actions increasing public  
125 access to nearby shoreline areas.  
126
- 127 • *The Point:* Private ownership of most of the shore of the Point has effectively held new  
128 development at ransom for decades. A narrow idle strip along the Seabrook-Kemah Channel is  
129 among factors preventing business from locating there. The inaccessible shore is a source of  
130 frustration without clear prospects for resolution.  
131
- 132 • *Highway 146:* As outlined in the *Seabrook Hike and Bike Trails Master Plan (2010)*, trail crossings  
133 of Highway 146 are desirable to link west side residents to large east side parks via hike and bike  
134 trail access. TxDOT's proposed roadway redevelopment, although creating potential trail  
135 crossing opportunities, also creates uncertainty and may do so for several years.  
136
- 137 • *Repsdorph Road:* A dedicated county right-of-way for Repsdorph Road reaches the Clear Lake  
138 shoreline south of NASA Parkway. The likely future of this portion of the right-of-way is unclear.  
139 It is a view asset and offers potential for public waterfront access where residential  
140 development is quite dense, but here too, uncertainty applies.  
141
- 142 • *High-density:* Officially required setbacks for high-rise or higher-density residential development  
143 on the city's waterfront can potentially result in more open and publicly accessible sections of  
144 waterfront ; such projects nevertheless face some community unease.  
145

146 Worth noting is that several of the city's larger parks were acquired from owners who wanted to see  
147 green space conserved. Seabrook residents owe a debt of gratitude to families whose property became  
148 major city parks—the Meadors (Meador Park); the Hesters (Hester Garden Park), the Kellett and Maas  
149 families (Pine Gully Park); and the Carothers/ Dickson/Grisebaum family (Carothers Gardens). [~~Gifts are  
150 an ideal means of acquiring desirable public lands.~~]

151  
152 Gifts are an ideal means of acquiring desirable public lands. A possible further candidate may be Tod  
153 family property along the upper Slough, for which the City funded land survey activity intended for park  
154 designation; negotiations delayed by several factors may in due course resume, with the objective of  
155 establishing what was tentatively termed the Commodore Tod Wetland Park. Perhaps other families in  
156 the community who would like lands they love to stay green may consider gifting or bargain sale.  
157

158 Park expansion implies increases in staff and operational costs. Community opinion involving the  
159 waterfront, trails, parks, and natural space makes it clear that these assets are valued. This in turn  
160 suggests exploring more secure funding sources to support such assets. For example it may be  
161 appropriate to research whether residents would favor a dedicated revenue stream, such as a  
162 percentage of sales tax, to support open space and parks for community enjoyment in the long term.  
163

164 Many people move to Seabrook partly for its defining features of leafy landscapes and proximity to the  
165 water. Prospective and existing residents can see that explicit civic attention is devoted to these assets.

166 Parkland is also resilient, as Hurricane Ike storm damage revealed. Where structures are at a minimum,  
167 few special measures are needed to restore park functioning even after destructive storms.  
168

169 Trails were the topic drawing the greatest number of comments in the online survey about this plan—  
170 almost twice as many comments as on any other topic. Connectivity is crucial for trail users, just as  
171 corridors are important for wildlife moving between habitat cores. Migratory bird species need coastal  
172 stop-off points when crossing the Gulf of Mexico. With continued thoughtful management of parks and  
173 open space, the hallmark of success will be for the residents of Seabrook to continue enjoying water  
174 views, flashy butterflies, migrating songbirds, and the calls of the osprey, pileated woodpecker and  
175 screech owl, far into the future.

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181 **Appendix A. PUBLIC OPINION SURVEYS**

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All surveys described here are available from the City of Seabrook. See also Appendix E.

**1998: Parks, Recreation and Open Space Master Plan**

This plan prepared by Clark Condon Associates contains an extensive parks-related survey (464 responses, 23% response rate). The final 30 pages provide the questions, tabulated responses, and all additional comments received.

From the plan’s conclusion: “A random survey of the citizens of Seabrook concluded that 72% of those surveyed support additional parks and recreational facilities. The greatest priorities based on the surveys were trails and natural areas. . . . The greatest need within the existing parks system is the acquisition and development of park facilities in the western portion of the city.”

In answer to “Recreational facilities to be added (first priority),” respondents’ top three wish list items were:

Pedestrian trails	19% in favor
Natural areas	11%
Indoor athletic facilities	9%

All other items rated 8% in favor or fewer. Picnic facilities drew only 1% in favor.

**2004: City of Seabrook Community Survey**

The city’s community development director surveyed 500 Seabrook voters by mail (325 responses, 65% response rate). Topics ranged from police and fire service to land use and street lighting. Results were published without a formal conclusion, but answers regarding property tax (items 43-53) and resource preservation (items 65-70) were illuminating about parks and open space.

On resource preservation, respondents showed a high preference for natural qualities in the city. They had a choice of two positive answers (agree/strongly agree) and three negative answers (disagree/strongly disagree/no opinion).

Item	Agree	Disagree/ No opinion
The City should protect the natural environment from damaging activities	306	20
I feel recreational opportunity in Seabrook is valuable to the community	296	21
Wildlife habitat along the shoreline and bayous should be preserved	292	24
Open (natural) space in the city should be preserved	260	51

228 The City should provide access to  
 229 bodies of water to the public 234 82  
 230  
 231

232 **On property tax** ("I would be willing to have my property taxes increased in order to . . ."),  
 233 respondents gave yes/no answers to ten items. The majority opposed a property tax increase for eight  
 234 items. They supported a tax increase only for "hiring one or more full-time fire fighters" (184 yes; 83 no;  
 235 39 no opinion) and "to preserve environmentally sensitive areas" (153 yes; 108 no; 48 no opinion).  
 236  
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238 **2009 Master Plan Commission Postcard Survey**

239 A postcard survey went out in late 2009 to all households on the Seabrook water billing list (total  
 240 responses and response rate unknown). Respondents were asked to identify key city assets and  
 241 challenges, and a full tabulation of responses is given in the appendix to the *Seabrook Comprehensive*  
 242 *Master Plan 2030* (2009). The top three assets identified were parks and trails, the waterfront, and small  
 243 town charm. These three stood out way above the rest. Scores ranked as follows:  
 244

245 **Assets**

246	Parks, trails and pool	159	(total 194 comments on parks/open space)
247	Proximity and access to bay and lake	153	(total 212 comments on waterfront)
248	Small town charm	142	(total 282 comments on charm)
249			
250	Schools	55	
251	Police and fire departments	45	
252	Location	37	
253	Waterfront views/attractions	34	
254	The people	30	
255	Low crime rate	23	
256	Wildlife and natural areas	20	
257	Proximity to Houston/Galveston	20	

258  
 259  
 260 **[Complaints**

261 ~~One more category of inputs that should be noted is complaints. These have not been formally recorded~~  
 262 ~~or tallied, but according to staff, parks-related complaints tend to fall into the following general groups:~~  
 263

- 264 ~~• A wish for the city to preserve and maintain natural qualities. This includes dismay at stripping~~  
 265 ~~of land for new development, dismay at loss of water views, and unease about excessive~~  
 266 ~~mowing.~~
- 267 ~~• A wish for closer control of land and wildlife. This involves concerns like nuisance animals (e.g.,~~  
 268 ~~feral pigs) and requests for attractive floral plantings.~~
- 269 ~~• A wish for closer control of people. This mainly involves complaints about trash and vandalism;~~  
 270 ~~other occasional issues include four wheelers on trails and loud music from picnickers.~~
- 271 ~~• A wish for specific facilities serving specific interest groups, often based outside Seabrook (e.g.,~~  
 272 ~~Boy Scout troops from other cities often request permission to camp in Seabrook parks; policy is~~  
 273 ~~to permit camping only for local troops.)]~~  
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275 **Appendix B. Seabrook Parks and Their Acreage**

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Seabrook Parks and Facilities	Amenities
Baybrook Park 4221 Todville Rd.	Restrooms, Tennis Courts, Basketball Courts, Picnic tables, Playground
Bayside Park 1000 2nd St.	Waterfront area, Gazebo Benches
Boat Ramp Underneath Seabrook Bridge	Pier, 2 lane boat ramp
Brummerhop Park 2520 Repsdorff	7 acres, Playground equipt., covered picnic shelters, barbeque grills, 2 horseshoe pits, volleyball court, exercise equipt., basketball court, wetlands observation deck, restroom, drinking fountain.
City Hall grounds 1700 First St	Picnic table, 4 benches, granite trails connecting to the Hike & Bike System.
City Pool/Miramar Park 1109 Hammer St. 281-474-3620	Water park with 30' water slide, 2 pools, volleyball, restrooms, showers, concession stand, swim team.
Community House 1210 Anders	Civic Meeting facilities with kitchen and stage area. Historic building, hardwood floors throughout.
Drusilla Carothers Coastal Gardens 502 Pine Gully Road	8.5 acres, bayshore to creekside in length, adjoining Pine Gully Park, with main house and casita for event rental, pleasing gardens, and wooded section
Friendship Park 4622 Park Rd.	10 acres, [5] a soccer field[s], [3] 2 backstops, playground, picnic tables, BBQ grills, restrooms, concession stand, basketball court, drinking fountains.
Hester Garden Park 3029 Todville Rd.	8.65 acres, wooded area, partial wetland, pond, trails, pay phone. *ON TEXAS PARKS & WILDLIFE BIRDING TRAIL.
McHale Park 400 Todville Rd. & waterfront	Observation deck for bird watching, benches. *ON TEXAS PARKS & WILDLIFE BIRDING TRAIL.
Miramar Park 1900 Meyer Rd.	5 acres, 30' X 30' covered pavilion w/electricity, 6 picnic tables, benches, BBQ, water faucet, playground equipt.
Mohrhausen Park 110 Second St	Covered seating area, table with benches, flowing fountain, flower garden area, granite trails connecting to Hike & Bike System.
Pine Gully Park 605 Pine Gully Rd.	52.27 acres, 1000' fishing pier on Galveston Bay, Karankawa Indian camp site, wetlands, wooded area, nature trails, restrooms, picnic tables, BBQ grills, playgrounds. Open dawn until dusk. <i>Daily passes available at park or season passes available at City Hall.</i>
Rex Meador Park 2100 Meyer Rd.	21 acres, covered pavilion w/electricity, basketball courts, trails, BBQ grill, sand volleyball court, 2 baseball backstops, aluminum bleachers, restrooms, water fountains. SKATEBOARD PARK. Adjacent to Public Library.
Seabrook Wildlife Refuge & Park 700 Red Bluff Rd.	50+ acres, primitive nature site providing trails for bird watching and observing other wildlife in their natural habitat. Small parking space available. Several benches.
Robinson Park 702 Red Bluff Rd.	19.7 acres, wooded area, hiking trails, foot bridge, wetlands, gazebo, benches, parking. <i>ON THE TEXAS PARKS &amp; WILDLIFE BIRDING TRAIL.</i>
Wildwood Park 2200 Oceanview Drive	.47 acres, open area, bayou, wetlands, picnic tables, BBQ grills, bench, basketball goal, playground.

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278 **Appendix C. Park Fees**

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282 **ADMISSION**

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284 Fees apply for visiting the Seabrook swimming pool and Pine Gully Park. An annual family or individual  
285 park pass is a cost-effective alternative for frequent users. Privileged rates apply at the pool for children  
286 and elders.

287

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289 **RENTALS**

290

291 City properties that can be rented for functions are:

292

293 Community House

294 Drusilla Carothers Coastal Gardens

295 Meador Park Pavilion

296 **Swimming Pool Complex Party Room**

297 **Swimming Pool Complex Pavilion**

298

299 It is also possible to rent ~~{six}~~ **two** of the parks:

300

301 ~~[Bayside Park~~

302 ~~Baybrook Park~~

303 ~~Wildwood Park~~

304 ~~Friendship Park]~~

305 Miramar Park

306 Meador Park

307

308 There is no rental fee for use of the following ~~[structures]~~:

309

310 ~~[Miramar Pavilion]~~

311 Robinson Park Gazebo

312 Second Street Gazebo

313 **Bayside Park**

314 **Baybrook Park**

315 **Wildwood Park**

316 **Friendship Park**

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318 **REGULATIONS**

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320 Current rules governing the use of these public facilities are available on the City website, as are the  
321 required deposits and fees. Note:

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- 323 • Special regulations apply for functions at which alcohol is to be served.

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- Most fees and rental rates are lower for residents than for non-residents.
- Some rental rates are lower for service, civic, and other nonprofit groups than for private functions.

370 **Appendix D: Texas Parks Acreage per 1,000 Population**

371 (Source: Texas Parks and Wildlife Department, 2005 *Land and Water Resources Conservation and*  
372 *Recreation Plan*)  
373

<b>Park Acres per 1,000 Ranked for Cities Over 100,000</b>			
<b>City</b>	<b>Acres per 1000 Population</b>	<b>City Population</b>	<b>Total City Park Acres</b>
<i>Houston</i>	10.30	1,953,631	20,107.83
<i>Dallas</i>	19.70	1,188,580	23,378.63
<i>San Antonio</i>	7.90	1,144,646	9,064.05
<i>Austin</i>	37.20	656,562	24,408.10
<i>El Paso</i>	5.10	563,662	2,891.98
<i>Fort Worth</i>	21.10	534,694	11,302.91
<i>Arlington</i>	10.00	332,969	3,328.46
<i>Corpus Christi</i>	8.00	277,454	2,210.07
<i>Plano</i>	15.80	222,030	3,505.86
<i>Garland</i>	10.00	215,768	2,153.10
<i>Lubbock</i>	17.80	199,564	3,546.13
<i>Irving</i>	9.00	191,615	1,733.15
<i>Laredo</i>	0.90	176,576	164.15
<i>Amarillo</i>	15.00	173,627	2,601.72
<i>Pasadena</i>	1.20	141,674	172.37
<i>Brownsville</i>	7.00	139,722	984.94
<i>Grand Prairie</i>	43.10	127,427	5,494.94
<i>Mesquite</i>	15.30	124,523	1,907.99
<i>Abilene</i>	5.80	115,930	675.81
<i>Beaumont</i>	20.30	113,866	2,307.38
<i>Waco</i>	49.10	113,726	5,586.99
<i>Carrollton</i>	23.10	109,576	2,532.38
<i>McAllen</i>	1.20	106,414	129.42
<i>Wichita Falls</i>	18.30	104,197	1,902.13

374

375 The opportunity for Texans to access local recreational lands is dependent upon local priorities, established  
376 needs and the financial ability of the community to provide access. Of the 388 cities in Texas reporting local  
377 parkland acreages to TPWD:

- 378  
379
- 133, or 38 percent, have less than 10 acres of local parks per 1,000 population
- 380
- 90, or 23 percent, have between 10 and 25 acres of local parks per 1,000 population
- 381
- 32, or 8 percent, have between 25 and 100 acres of local parks per 1,000 population
- 382
- 6, or 1.5 percent, have over 100 acres of local parks per 1,000 population

383  
384 **Large cities:** The TPWD study found that cities of over 100,000 have a broad range of local outdoor  
385 recreational opportunities:  
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- 387
- The mean acres per 1,000 for cities over 100,000 population is 15.5 acres.
- 388
- Cities with the most acres per 1,000 people are Waco (49+ acres), followed by Grand Prairie, Austin,  
389 Carrollton and Fort Worth (21 acres each).
- 390
- Of the most populous cities, Austin has the highest acreage per 1,000 (37 acres) and San Antonio has  
391 the lowest (7.9 acres).
- 392
- Cities with fewest acres per 1,000 people are Laredo (0.9 acres), followed by Pasadena and McAllen  
393 (1.2 acres each).

394  
395 **Medium cities:** For cities with populations between 20,000 and 100,000, the TPWD study found varying  
396 degrees of service across the state:  
397

- 398
- The mean acres per 1,000 for cities between 20,000 and 100,000 population is 11.4 acres.
- 399
- Cities with the most acres per 1,000 people are Pearland (36.8 acres) followed by Allen, Paris,  
400 Longview and Frisco.
- 401
- Cities with the fewest local park acreages per 1,000 people are Socorro (0.1 acres) followed by Pharr,  
402 Big Spring, San Juan and Benbrook.

403  
404  
405 **Small cities:** In communities with fewer than 20,000 people, circumstances vary even more sharply:  
406

- 407
- The mean acres per 1,000 for cities under 20,000 population is 15.6 acres.
- 408
- Communities with the highest acreages per 1,000 people include Normangee (697 acres), followed by  
409 Sunset Valley, Crawford, Sweetwater, Star Harbor, Spur, and Bandera (75 acres).
- 410
- Communities with the lowest acreages per 1,000 are West University Place and Bellaire (0.2 acres)  
411 followed by La Joya, Salado, Barrett, Sachse, Richmond, and Port Neches (0.4 acres).
- 412

413

414

415

416

417 **Appendix E. Comments on Draft Plan, 2010**

418  
419  
420 A complete draft of this plan was circulated for public review during June and July 2010. The draft plan  
421 was announced in the City's monthly newsletter (electronic and print versions), with an invitation to all  
422 residents to read the plan on the City website and answer an online survey. Those lacking Internet  
423 access were invited to request a hard copy. The survey consisted of nine questions and the option to  
424 provide additional comments. Questions and results are presented later in this appendix.

425  
426 Although sources of feedback are not named here, there were no anonymous comments. All who  
427 provided responses are identified in the City records.

428  
429 Because the plan was prepared by volunteers and not parks consultants, comments and critique were  
430 also specifically requested from a suite of people of appropriate background, such as parks professionals  
431 and representatives of conservation organizations; note that some of these reviewers are not residents  
432 of Seabrook. Others approached for feedback because of their demonstrated interest in parks included  
433 current and former City officials and committee volunteers, such as on the Planning and Zoning  
434 Commission and the former Parks Board and Wetlands Board. Some of these specially invited reviewers  
435 answered the online survey. Others submitted separate comments, which follow.

436  
437  
438 **INVITED COMMENTS**

439  
440 ***[Agency representative]***

441 I applaud all those who worked so diligently on this document. It is quite comprehensive and most  
442 impressive. It is very refreshing and heartening to see a community that is working hard to preserve and  
443 enhance its ecological heritage. As pressure from urbanization continues at an alarming rate, preserving,  
444 conserving and creating natural areas will be the best solution to maintaining a buffer—in the literal and  
445 figurative sense. I do not believe a community can ever have "too much" green space.

446 The concept of connectivity within the community and the region is an excellent point and will  
447 benefit all, even those who are not typically "outdoor" types. From a wildlife habitat point of view, this  
448 connectivity becomes crucial as wildlife (especially the species that cannot fly) need their own corridors,  
449 or route, or "highways" as it were, to be able to find food, water, shelter, space, and places to raise  
450 young. Migratory species need stopping off points in close proximity to each other in order for these  
451 species to fuel before crossing the Gulf of Mexico or to refuel on their return trip to their nesting  
452 grounds.

453 As natural areas are preserved or set aside for green space, every effort should be made to  
454 make the area wildlife "friendly" rather than static, passive spaces. The preservation of native plant  
455 species or the addition of such, especially in understory locations, will be very important to help support  
456 wildlife. When public safety is not an issue, understory vegetation, provided it is native, should be left  
457 intact.

458 I lend my support to this Master Plan and send all involved my congratulations and best wishes.

459  
460

461 **[Committee volunteer]**

462 Very well organized, thought out, and documented. I certainly hope it is supported by Council and that  
463 we do, in the near future, have a bond issue to support the plan.

464  
465 **[Committee volunteer]**  
466 Our City needs to establish a “*public face*” that will attract new residents, as well as commercial  
467 business. The eventual demise of SH146 business activity, plus associated severe reduction in tax  
468 revenue, should elevate the urgency to implement much of this with prioritized emphasis in vicinity to  
469 both Seabrook “Old Town” and the Point. Whether it be Old Town Alexandria, Virginia, and its attractive  
470 face, or the San Antonio River Walk, in an economic sense, the investments made there were well worth  
471 the expenditures. . . . This prioritized emphasis might already exist.

- 472 • Without extensive background in open space and parks development, I believe the nine goals  
473 and most associated recommendations to be rational.
- 474 • Relative to *existing parks*, I believe immediate emphasis should be placed on Goals 4 – 6.
- 475 • Relative to *sustaining local wildlife*, I fully concur with Goal 3. This will, in my view, lend to an  
476 enhanced “public face.” When my wife’s and my family and friends visit from their city  
477 environments (DC, Boston, Moscow), they are ecstatic seeing nearby deer, possum, and raccoon  
478 plus blue jays, cardinals, monk parakeets, sparrows, humming birds, and other birds in our  
479 backyard.
- 480 • I am against the proposed 1% temporary increase in sales tax. I’d propose a .5% or less and  
481 make it permanent. Probably would cause public uproar either way, but might pass at a lower  
482 level.

483 In summary, let’s get on with establishing a “public face” to attract both residential and commercial  
484 development. Relative to this specific Open Space/Parks Master Plan, I recommend emphasizing Goals  
485 3–6 as highest priority.

486  
487  
488 **[Committee volunteer]**

489 My main concern is removing property from the tax base, and I have several questions:

- 490 1. Are the baseball fields on Meyer Road considered as part of the planned expansion of green space to  
491 10% of City land area? They make up a large area, and they bear a sign naming our county  
492 commissioner. If this is county land, we can assume it will remain green and should be included  
493 in the projected expansion to 10%.
- 494 2. Is the projected population expansion given in the plan realistic? At present our population is down  
495 because we have lost residences and residents. Construction activity is down too, and many  
496 homes are for sale. The population growth that underpins the plan may not be as positive as we  
497 are expecting.
- 498 3. Can stub roads ending at the waterfront really serve any purpose as public land? They are only 50 feet  
499 wide, which makes them too narrow to be useful for public access. Looking at the dollars, I  
500 question whether it is economically feasible to do anything much with them. With their current  
501 uncertain status (officially public yet effectively private), they are actually perceived as devaluing  
502 the adjoining waterfront homes, although it’s not clear whether this is true. If, instead, they  
503 were sold into private hands, they could contribute positively to the city’s tax base.
- 504 4. Does high-rise or high-density development offer us some open space opportunities? Our ordinances  
505 require greater setbacks for these than for other kinds of development, meaning much more  
506 designated open space around them. Such development can potentially provide good  
507 waterfront pedestrian access and views because of the required setbacks.

- 508 5. Have we examined the waterfront access opportunity that Repsdorph Road represents? It is a county  
509 road that reaches all the way to the Clear Lake waterfront. The end segment is not currently in  
510 use as a roadway and in fact is fenced. It may offer us some interesting options.
- 511 6. Can't the City do something with the 25-foot private strip of land fronting the Seabrook-Kemah  
512 Channel? That strip is too narrow to be developed into anything much, but as public waterfront  
513 it would be an ideal focus for redevelopment at the Point.
- 514 7. Can we work with TXDot to achieve a trail connection across Highway 146, tying the two sides of  
515 Seabrook together? I would love to see that connection happen. With the timing of the highway  
516 work so uncertain, it seems wiser to try to connect the trails now than to have to wait for the  
517 highway work.

518

519 **[Committee volunteer]**

520 The Seabrook Open Space plan is really great. People went to a lot of work and did a wonderful job. I  
521 do have a few suggestions for improvement.

- 522 • There is considerable governmental interest (read major funding) in conservation, preservation  
523 & restoration of wetlands. However, there is very little mention in Seabrook's Plan of the  
524 critically important wetlands. I would like to see a goal of conservation and preservation of our  
525 valuable wetlands. As a minimum revise Goal 8 to include "wetlands".
- 526 • Section 2.3 Carothers Plan Goals lists restore wetlands. It should be revised to include  
527 "preserve" and restore.
- 528 • There is no mention of conservation easements as a means to acquire wetlands & park land.  
529 This a popular acquisition technique for public use of land at little or no cost.
- 530 • There is no mention of promoting the receipt of gifts of desirable Wetlands /park land as a  
531 means of acquiring property. The pending gifts of the Tod property in the upper slough , and  
532 the creation of the "Commodore Tod Wetland Park" which has been partially funded by Council  
533 should be mentioned
- 534 • There is no mention of the *Seabrook Slough Restoration Plan & Ecotourism Initiative*. This study  
535 was sponsored by the city and the HGAC includes ideas for parks & trails.
- 536 • There is no mention of the historic middens in Pine Gully Park. Something needs to be done to  
537 restore/preserve them.

538

539 **[Parks consultant]**

540 The draft Seabrook Open Space and Parks Master Plan appears to be a carefully considered document.  
541 Following the plan will undoubtedly help keep Seabrook in the forefront of communities with a high  
542 quality of life for its residents and attractiveness for future growth.

543 In general, I would concur with the comments/suggestions made by [the above reviewer]. I  
544 would also suggest that it would be useful to give some thought and description to what is meant by the  
545 terms "open space" and "green space." How these terms are used in general parlance varies widely –  
546 from simple undeveloped land to manicured lawns and gardens to land left "wild" (without conscious  
547 human intervention but often with invasions of non-native species brought to our region by humans or  
548 wildlife) to healthy ecosystems. Clarifying the intent up front could save headaches and even conflicts  
549 later on.

550

551 **[Official]**

552 Please forward my concerns that the EDC is not adequately funding trail maintenance. Historically we  
553 have allocated at least \$25,000 annually for trail maintenance and expansion. Before the EDC spends  
554 thousands of dollars on a sign to the Point, the trail program needs to be sufficiently funded.

555 **[Official]**

556 Pine Gully restoration warrants more emphasis. I recommend placing this as no. 1 or 2 on the action  
557 items list in the Implementation section.

558

559 **[Official]**

560 After Hurricane Ike, even if the City had had funds to participate in federally assisted flood buyouts, this  
561 might not have been very useful in terms of park acquisitions. Although the main limiting factor was  
562 certainly lack of funds for the City match portion of such purchases, there are other limiting factors:  
563 spotty distribution of flooded properties; narrow lots on which many badly damaged older structures  
564 stood; and the high value of waterfront homes that were the main ones damaged.

565

566 **[Official]**

567 *Incentives to preserve views, section 5.2:* What specific "tax benefits" are you proposing? Is this an  
568 incentive, an exaction or earmarked tax revenue? Looking at the multitude of narrow lots Seabrook has  
569 and the impacts of Ike, I imagine most will forgo an incentive to safeguard their property. That has been  
570 my experience with incentives unless they are a substantial and long-term benefit. [Incentives to retain  
571 wooded lands] may have a better chance, but developing a contract for trees "in perpetuity" obligates  
572 future owners. I believe this could only be accomplished through the acquisition of easements or real  
573 property and will require funding for the purchase of either.

574

575 *Flood buyouts, section 5.9:* The 404 program is not always available from FEMA following any  
576 particular disaster. After years where there are several disasters funding for this program sometimes  
577 gets exhausted. . . . The key is having the cash available and being willing to write the properties off the  
578 tax base forever. The large majority of properties available under this program (with willing sellers) will  
579 be in older small-lot subdivisions. Reserving cash for this program will be a challenge.

579

580 *City facilities as green space, section 6.5.2:* [It is unclear why the Open Space Committee] would  
581 need to involve themselves in the site selection for a new Public Works yard. [Regarding] use of the  
582 current wastewater treatment plant following its possible relocation . . . the current location will still  
583 serve as a collection point and lift station for any future wastewater treatment plant. Allowing the public  
584 to access the site and its required equipment would be very unwise.

584

585 *Budget, section 6.2:* [The] estimate of costs is missing the increased staff, capital equipment and  
586 other annual costs that will be required to maintain an additional 177 acres of public land . . . personnel  
587 costs, trucks, tractors, weed-eaters, nursery supplies, sprayers, etc. . . . Perhaps your survey could  
588 contain a question related to the public's willingness to bear increased taxes to pay for more trails and  
589 parks.

589

590 **[Conservation organization]**

591 The Galveston Bay Foundation (GBF) would like to compliment the Seabrook Open Space, Beautification  
592 and Preservation Committee for its outstanding work on the draft Seabrook Open Space and Parks  
593 Master Plan. GBF feels that such a plan, if implemented, has the potential to provide the citizens of  
594 Seabrook and the wider Galveston Bay area increased access to our wonderful estuary.

595

596 The plan will also advance our common goals, as the mission of GBF, a 501(c)(3) non-profit  
597 organization founded in 1987, is to preserve, protect, and enhance the natural resources of the  
598 Galveston Bay estuarine system and its tributaries for present users and for posterity. We would like to  
599 offer the following comments in support of elements of the document particularly important to us, but  
600 also to improve an already outstanding plan.

600

601

602 While there are many things to like about your draft plan, we would like to highlight a few  
603 items:

- 604 1. GBF applauds the committee's position that natural qualities of parks and open space should be  
605 at the forefront of planning criteria, as revealed in Seabrook resident opinion surveys. We also  
606 highly value the statement that "not everyone uses parks, but everyone benefits from them."
- 607 2. GBF commends the plan's nine goals that respond your citizens' call to preserve and expand  
608 natural open spaces and access opportunities, shifting emphasis from built amenities to  
609 retaining land in a more natural condition. The concomitant reduction in mowing of non-native  
610 grasses and other maintenance landscaping will also improve habitat while lowering costs.
- 611 3. GBF commends the plan's goal to double the land area in parks and open space from 5% to 10%  
612 by 2040, while keeping the necessary budget increases at a modest level.
- 613 4. GBF appreciates this plan builds on and incorporates existing efforts and initiatives, thereby  
614 leveraging limited resources. These efforts include, but are not limited to, GBF's own Seabrook  
615 Habitat Island Feasibility Study, Pine Gully restoration, the Carothers Garden master plan, hike  
616 and bike trail planning, and the re-development of Seabrook's working waterfront that  
617 celebrates not only the environment and recreation, but also on the critically important  
618 commercial fishery in Galveston Bay.

619  
620 GBF makes the following recommendations to further improve the draft plan:

- 621 1. The plan should promote wetlands preservation, restoration, or creation in relation to the nine  
622 goals as much as possible, as grant funding for these activities is available. For example, goals 1,  
623 2, 3, 7, and 8 could be improved by adding a wetland habitat component language, for access  
624 (e.g. via low-impact boardwalk), views, wildlife conditions, acquisition, and conservation,  
625 respectively.
- 626 2. In regards to wetlands preservation or restoration, whether to increase Seabrook's viewsheds  
627 (e.g. section 5.2) or for purely habitat reasons (e.g. section 5.3), the plan should specifically  
628 recommend the use of conservation easements for the protection of these wetlands in  
629 perpetuity. GBF has found that lesser protective mechanisms, such as deed restrictions, do not  
630 provide enough guarantees that the property will be protected from future development nor  
631 maintained as well as they should, e.g. precluding invasive plant species. GBF recommends that  
632 that the conservation easement should not be both monitored and managed by the same  
633 entity; the purpose of the conservation easement is to ensure that the landowner (or its  
634 manager) is adhering to the management plan and is actively working to preserve the  
635 conservation values of the property.
- 636 3. In section 4.5 The Urban Forest and Native Species, GBF recommends that in addition to the  
637 Texas Coastal Watershed Program, the Native Plant Society of Texas – Houston Chapter , be  
638 added as a key source of tree/shrub/plant recommendations. NPSOT is an outstanding advocate  
639 for the use of native plants in landscapes as well as a having wealth of knowledge on the  
640 subject.

641  
642  
643

#### 644 **ANALYSIS OF JULY 2010 SURVEY RESULTS**

645 The 2010 survey results are in line with those in earlier community surveys. As the following table  
646 shows, a majority of more than 75% of respondents favored expanding the trail system, preserving  
647 more natural areas, and expanding access to the waterfront . More than half supported holding a  
648 bond vote to accomplish the goals in the open space plan. The majority were residents, had read the

649 plan, and said they used the parks "often." About one third favored more sports fields and  
650 playgrounds. Fewer than one quarter thought Seabrook had enough parks and trails.  
651

652

653 **ONLINE SURVEY QUESTIONS AND RESULTS**

QUESTIONS 0-8	YES	NO	Don't Know	Non-		TOTAL
				Resident	Resident	
Have you read the draft Open Space and Parks Master Plan?	53	9		55	11	66
1. Should we expand the city trails system?	55	8	5			68
2. Do we need more city-operated sports fields?	26	31	11			68
3. Should we preserve more natural space?	55	7	6			68
4. Do you feel we need better public access to the waterfront?	51	10	7			68
5. Should we build more playgrounds?	23	30	15			68
6. Should we hold a bond vote to accomplish all of the goals outlined in the Open Space and Parks Master Plan?	40	8	20			68
7. Do you feel that Seabrook has enough parks and trails?	13	49	6			68
	Often Seldom Never					TOTAL
8. How often do you use the city's parks and trails?	48	18	2			68

654 \* Six individuals responded before the question "Have You Read The draft Open Space and Parks Master Plan?" was posted  
655

656 Three more responses received after the survey deadline (on paper, from residents who had not read  
657 the plan), brought the final total to 71. All three favored expanding trails and preserving more natural  
658 space, bringing those totals to 58 out of 71.  
659

660 Comments from the online survey follow. They were generally positive, with requests and suggestions.  
661 The breakdown of topics is:  
662

663 Trails: suggestions, requests	18
664 Waterfront: access, views, beach	11
665 Softball: facilities requested	10
666 Enhance and beautify parks	4
667 Disc golf: expand	3
668 Limit nonresidents	3
669 Negative on parks costs	3

670

671

672 **ONLINE SURVEY COMMENTS IN FULL**

- 673 1. Carothers was/is a waste of money.  
674 2. We need to hold a bond vote for the police department. The PD needs more, up to date, and newer  
675 equipment, including patrol cars.  
676 3. Thanks for all of your hard work. Please work hard to maintain our waterfront views and to connect  
677 all of the trails together. We live on Todville, but we drive to the park around the corner to use our  
678 bikes because riding on Todville with little ones is NOT SAFE!! Try it sometime.  
679 4. My negative answer to question 4 means that I don't favor building boardwalks to access sloughs...I  
680 do favor building kayak launch at Pine Gully and I want to maintain open views at stub roads. I'd also  
681 like the city to acquire the 3 ac. parcel with large trees on Red Bluff Rd.  
682 5. The reason I love Seabrook is its parks and trails. I value the trails the most.  
683 6. Minor concern - if something were put up on the trails to prevent 4x4 access, i.e. posts that only  
684 allowed narrow passage. Would this be a problem for bikes that are pulling children trailers? I have  
685 a double trailer that I tow with my bike and I've seen others on the trail with a double as well.

- 686 Hopefully the dimensions would allow these while preventing 4x4's if this course of action was  
687 taken.
- 688 7. I run on the trail but to get back to my house in Lake Cove it is dangerous.... People don't like runners  
689 on the roads like Todville and esp. E. Meyer.
- 690 8. My family with two small children use many of the area's parks and recreation area's on a regular  
691 basis. I would love to see a beach/swimming area in Seabrook. We have to drive to nearby el jardin  
692 or la port beach parks for any kind of natural swimming location. Also I would absolutely love a  
693 walking trail system that connects the neighborhoods.
- 694 9. City needs better public works and police equipment (cars)
- 695 10. It would be nice to possibly have the current bike trails paved and widened that way I road bike  
696 could be used. There are very little shoulders to ride and it becomes dangerous at times to ride a  
697 road bike on our city roads
- 698 11. I am an avid disc golfer who loves playing the Miramar Park course. The course has a great  
699 community of local disc golfers who meet to play rounds of disc golf. We would love to see more  
700 holes at the course and would be happy to volunteer the effort to put the new holes in.
- 701 12. I would love to see some beach access for Seabrook residents to not only view the water but enjoy  
702 being in the water without a boat. I recently discovered that La Porte has opened a small sandy  
703 beach at Sylvan Beach Park. While crowded it is still closer than driving to Galveston to enjoy sun  
704 and sand.
- 705 13. Connecting to the hike and bike trail on red bluff is really important to me.
- 706 14. I play a lot of disc golf at the Miramar Disc Golf course and would like to see that expanded to 12  
707 holes.
- 708 15. I would rather some of the water access and parks have limited use by non-residents. I also feel that  
709 there should be something done to address the invasive species (plants/animals) in the area.
- 710 16. We don't need to build new parks we just need to upgrade and beautify the ones we have. We  
711 definitely need waterfront access. We have a lot of wasted waterfront that could generate revenues  
712 and income
- 713 17. I use the parks and trails on probably an every-other-week basis. Not Often, but also not Seldom.
- 714 18. You can never have too many parks and trails! Seabrook is in an exceptional location by the bay and  
715 should take full advantage of its natural setting. Linking the current trails and expanding the trail  
716 system would be wonderful. Seabrook truly has the best trail system in all of Clear Lake and is used  
717 by many non-residents.
- 718 19. Open space and trails are the best way to better the quality of life with little cost beyond, purchase  
719 and little maintenance. This also brings in friendly guests to the city that visit businesses.
- 720 20. Trail along Repsdorph Rd should be a high priority. There is no shoulder on this road but pedestrians  
721 are using it. This is very dangerous!
- 722 21. I especially like the idea of connecting the east side of 146 to the west side of 146 on Meyer and Red  
723 Bluff.
- 724 22. More girls' softball fields please!!!
- 725 23. I want the parks to be used by our residents. I think a fee for anyone not a Seabrook resident would  
726 be in order. Also limit the number of non residents at the parks at any one time.
- 727 24. Would recommend a cleanup of the waterfront. We have enough fresh seafood stores. They are  
728 messy. Need a nice bay front park.
- 729 25. The parks and trails attracted us to Seabrook. We do need to from a volunteer parks maintenance  
730 group to help preserve these great parks and trails
- 731 26. A bike-accessible trail that runs from 146 to Armand Bayou along Red Bluff Road would be  
732 wonderful.

- 733 27. Hi, for a small city, Seabrook has a tremendous amount of parks. I believe there is no need for more.  
734 The trail system, however, doesn't need expanding, it needs better maintenance. For instance, the  
735 heavily traveled section along Todville Road is too narrow, not well lighted and collects water after  
736 heavy rains. I suggest that trail lights be added, the trail widened so two bikes can pass each other  
737 without one having to get on the grass, and the elevation of the trail heightened to avoid the large  
738 water puddles that form after big rains. Let's just make what we have better! Also, one of the  
739 reasons I moved to Seabrook seven years ago is because one can still see the night sky here. That  
740 night sky is quickly disappearing into an orange haze with the container terminal nearby and  
741 Seabrook street lights shining upward. I suggest that Seabrook install streetlights and trail lighting  
742 that do not point towards the sky. There is such a streetlight. I just don't know what they are called.  
743 Thanks.
- 744 28. I believe that obtaining a small park on the east side of Todville road between Meyer Road and  
745 Second Street should be the top priority. Developing the point may be helpful commercially, but  
746 would not benefit the residents of Miramar and Harbor Cove as far as access to the waterfront.
- 747 29. (1) Need more TPWD at Pine Gully. (2) Continue to expand/increase use fees. Residents should pay 0  
748 fees. (3) Who owns/controls the boat Ramp and parking? Cars take up the majority of slots specified  
749 for vehicles with trailers.
- 750 30. I really feel that Seabrook has plenty of parks and green space already. There just needs to be money  
751 spent to upgrade and enhance these areas. Most of the park areas are essentially wasted spaces due  
752 to a lack of development and enhancement. Spend the money and build some ball fields... softball,  
753 football, soccer, etc. Club sports in the Bay Area are huge and Seabrook would be a VERY desirable  
754 location to hold events or host teams if the facilities existed. Right now revenue from such things are  
755 going to our neighbors in LaPorte, League City, Baytown, and Deer Park. We certainly don't need  
756 facilities that match the scale of the ones in those communities, but to have no options to rival with  
757 does not serve our beautiful city well. Seabrook should be a destination for families BECAUSE of our  
758 green space. If we don't use the space to our advantage by development and enhancement,  
759 however, we will likely remain one of the best kept secrets along the Bay.
- 760 31. We need fast-pitch softball fields
- 761 32. I believe there would be a great benefit to developing more ball fields in Seabrook. You already have  
762 popular baseball fields designated for Bayside Little League. It would be great to designate softball  
763 fields for girls in your area who enjoy the sport.
- 764 33. Need fastpitch softball fields and batting cage to offer home base for Seabrook teams.
- 765 34. Would like to see more sporting facilities. In specific softball facilities with batting cages. Would like  
766 to see more biking and hiking trails within the area to take advantage of the natural areas.
- 767 35. Why doesn't Seabrook have softball fields? Even batting cages for the boys and girls? Sports is a  
768 good thing. It keeps the kids off the streets and out of trouble. Why not do something for the girls.  
769 Why is there baseball fields but no softball fields. Did you know that there are softball teams based  
770 out of Seabrook? But they have no place to practice.
- 771 36. Make the grass fields a softball field with dirt infield and have gated in batting cages.
- 772 37. I think there needs to be a girls softball park with a batting cage. Our girls that represent the city of  
773 Seabrook need a practice place they can call home.
- 774 38. Take the less used parks and turn it into a "softball complex" giving the girls access to practice fields  
775 as well. Baseball is not the same as Softball. Girls play year round even in Winter. I didn't realize all  
776 the amenities Seabrook has to offer, and only came to realize this since my child plays softball for a  
777 Seabrook team. Not all players are from the same city as the named team. Thus creating exposure  
778 to your city. Turn the indoor facility into a Batting cage for both sports. Boys seem to get all the  
779 luxury when they hardly play, it's time someone starts to notice the potential that softball has to  
780 offer. Parents spend money when they come to tournaments for food, shopping and lodging.

- 781 39. The Master Plan was well thought out and very comprehensive. Many great suggestions that should  
782 be acted upon
- 783 40. I would use [sic] them more if there were more.
- 784 41. A city is only as inviting as its park system is beautiful!! Parks are so important to life. Kids/families  
785 need parks. We love riding our bikes on the trails. Looking forward to a trail that goes by my  
786 subdivision...Lk Pt Forest.
- 787 42. What is the point of building new city-operated sports fields when you don't build the programs for  
788 the children. It is just like everything else in this city, there is nothing for the children or families that  
789 actually interests them. We have to go outside of the city to do everything and that includes joining  
790 sports leagues.
- 791 43. Will the Repsdorph expansion reduce the Brummerhop size? When does construction on Repsdorph  
792 begin? 146?
- 793 44. I live off one of the tees for the disk golf. I enjoy birds and wildlife in the park area. Also enjoy  
794 watching the disk golfers.
- 795 45. Making the 146 connection from Red Bluff to Todville safe for cyclists, runners, etc. is important. It is  
796 very dangerous to cross Red bluff at 146. If this was constructed soon, townsfolk would have better  
797 access to downtown without having to drive a car. We could use our bikes to go to Kroger, town  
798 office, etc. The draft plan looks terrific! Please implement!
- 799 46. Public access to the waterfront should not be at existing parks, the "point", and south area of the  
800 city. The point should be developed.
- 801 47. We need a waterfront park & public boat launch on Clear Lake. Much like the one down NASA road  
802 near the east side of the bridge near Space Center Blvd. If adjacent property were made available to  
803 developers for shops and restaurants, it could be quite the attraction for residents and tourists alike.
- 804 48. I especially love and appreciate the effort and consideration toward the citizens of Seabrook  
805 concerning family quality. The parks are fabulous, the trails and waterfront areas are perfect. I am so  
806 grateful for the opportunity to be a member of this community, and will do whatever needed to  
807 help in the future development of the nature plan. My children are grown, but have benefited  
808 greatly because of the parks and trails systems.

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825 **Appendix F: Financial Benefits of Open Space**

826 ~~~~~

827 **Saving Land Lowers Taxes: Economic Benefits of Open Space and Your Local Tax Rate**

828 *Robert Levite*

829 (*LCT Newsletter*, <http://www.littletonconservationtrust.org/newsletters/LCTspring2004.pdf>)

830  
831 Recent studies show, without exception, that residential development costs a town more money in terms  
832 of added services (schools, police, sewer and the like) than the property provides the town in real estate  
833 taxes. Although a community's purchase of open space removes that property from the tax rolls, over a  
834 short period of time, the property surrounding the preserved property (not just the abutting property)  
835 grows in value.

836 Natural open space and trails, in return, are attractive to potential homebuyers, resulting in  
837 quicker turnover of these homes. Put this together with a study done for the real estate industry by  
838 American Lives, Inc., which found that the presence of quiet, open space, nature and bike trails and  
839 gardens were essential characteristics that home buyers are looking for, and you have a winning  
840 combination.

841 Two recent studies have analyzed the cost of community services in a number of towns in  
842 Massachusetts, Connecticut, New York, Rhode Island and Virginia. From these two studies, we can  
843 extract seven Massachusetts towns that were part of both studies. What we find is that, with respect to  
844 housing, for every \$1.00 in tax money that a residence brings into a town, it costs the town, on average,  
845 \$1.10 to provide services to that residence (in Connecticut, it costs \$1.14 and in Rhode Island, it costs  
846 \$1.20). In effect, residential property operates at a loss for the town. Once a piece of open space is  
847 developed into residential housing, the town is faced with increased costs that outpace the added taxes  
848 from the new housing.

849 If preserved, the land raises home values, increasing the tax base without increasing the taxes.  
850 Despite the fact that the removal of the open space from the tax rolls causes a small amount of a town's  
851 taxes to be proportionately shared by the remaining properties, over a short period the increase in  
852 valuation of nearby properties to the preserved land more than compensates for the loss of taxes when the  
853 property is removed from the tax rolls. Effectively, the preservation of open space slowly permits a  
854 community to stabilize its tax rate by lessening the new impacts and increasing the per-property value of  
855 existing properties.

856 Though many town residents look to commercial/industrial expansion as a panacea for this  
857 problem, towns must beware that they do not create their own trap. It is true that commercial/industrial  
858 properties, by themselves, do not drain a town from a tax perspective. However, new  
859 commercial/industrial spurs residential growth, requires greater services for the population increase,  
860 requires greater infrastructure capabilities, increases traffic, crime, pollution and noise, and contributes to  
861 the loss of community character and identity. All the ramifications point to additional tax problems.

862 This scenario does not mean that a community should forgo all residential development and buy  
863 up every piece of open space. It does mean that a community needs to balance its residential growth with  
864 a good mix of open space preservation and commercial/industrial expansion. This balancing requires  
865 proper planning and zoning, and can be done with a perspective that will allow communities to continue  
866 to grow while maintaining a stable tax rate.

867  
868 Resources: "Nation's Housing - Quiet Communities, Open Natural Spaces Top Housing Draws", San Francisco  
869 Chronicle, January 8, 1995, and "Cost of Community Services in Southern New England", Southern New England Forest  
870 Consortium, Inc. (conducted by Commonwealth Research Group, Inc.) Sept., 1995 and "Does Farmland Protection Pay?"  
871 American Farmland Trust, June 1992.

872

873

874 **Appendix G. Sensory Design**

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876 (Summarized from Sensory Trust, U.K., 2010, <http://www.sensorytrust.org.uk>)

877

878

879 **Designing for sensory interest**

880 Landscapes can offer a wide range of sensory experiences to people with disabilities. Concentration of  
881 different experiences is what gives sensory designs their identity. Multisensory design entails specific  
882 focus on touch (texture), smell, and sound as well as visual elements, usually with components such  
883 as a post-and-rope guidance system and Braille signage for blind people and offering smooth passage  
884 for wheelchairs.

885 Enjoyment of such a garden is not, of course, restricted to people with disabilities. When  
886 planning for sensory interest there are three basic options:

887

- 888 • *Sensory garden*: Concentrating a wide range of sensory experiences
- 889 • *Sensory trail*: Similar to the sensory garden but including more movement
- 890 • *Enriching the overall landscape*: Sensory components as an overall wide-scale theme

891

892 Historically many sensory gardens were focused on people with visual impairments, but effective visual  
893 design makes such a project also appealing to everyone. Successful design requires imaginative  
894 approaches and "stage managing." Examples are feeders to concentrate birds; provision of sculpture  
895 intended for touching; planting trees very near a path so that the bark can be felt; or retaining lower  
896 tree branches to enable children to climb them. Sensations focus on the five senses but can also extend  
897 beyond them to include, for example gravity, temperature, change, space and enclosure.

898

899 **Looking**

900 *Color*— This a major factor (flowers, leaves, bark, berries, lichens and mosses, a complete spectrum of  
901 color with changes through the seasons)—but not the only one.

902 *Patterns, mood, and atmosphere*—Hard materials can richness of color and texture (stone, brick, gravel,  
903 slate) or mosaic patterns (murals, paving, pebbles). Patterns may be regular (e.g., brickwork, fencing) or  
904 irregular (e.g., pine cones, bark variations).

905 *Shape*—Most objects can be used although many natural materials are quite complex shapes. For  
906 simple, Distinctive shapes are legion in leaves, fruits, flowers, stems, paving, and plant containers.

907 *Movement*—This can be combined with sound, as in mobiles, chimes, or moving sculpture.

908

909 **Speaking to Other Senses**

910 *Listening*—Natural sounds abound, and some sensory designs also include radical departures such as  
911 "sound fences" activated by dragging a stick along a series of lengths of tubing or piping, just for fun.

912 *Touching*—Options include providing for sensation of rough surfaces, ridged texture, shapes, weight,  
913 temperature (sun-warmed, cold-shaded), wet and dry, or contrasting densities.

914 *Smelling*—Most attention has been given to plants with scented flowers, but there are other possibilities  
915 to consider, such as "activated scents" released when leaves are crushed, strong-smelling culinary herbs  
916 (e.g., rosemary, peppermint and apple mint, lemon thyme, curry plant), or the smell of pond water,  
917 wood shavings, cut grass, or wet soil.

918

919 **Texas Examples**

920 A prime Texas example is in South Texas Botanical Gardens and Nature Center at Corpus Christi, which  
921 has a sensory garden and "artscape" as part of a 180-acre property that also includes orchid, plumeria

922 and rose gardens, wetlands, mesquite forest, and arid and butterfly gardens  
923 ([http://www.txcoastalbend.org /index.php/corpus-christi-tx.html](http://www.txcoastalbend.org/index.php/corpus-christi-tx.html)).

924  
925 Odessa has a Barrier Free Progressive Park, sponsored by the downtown Lioness Club and designed to  
926 meet the needs of disabled children with two play areas for different age groups, a sensory garden for  
927 visually challenged children, and talking tubes to communicate around the park  
928 (<http://www.sellingodessa.com/content/article.html/2457362>).

929  
930 Sensory trails have also been created at Texas Wildscape Farm near Dallas- Fort Worth, used for student  
931 field trips and tied to curriculum requirements ([http://www.wildvision.info/texas\\_wildscape\\_farm.htm](http://www.wildvision.info/texas_wildscape_farm.htm))  
932 and at YMCA Camp Grady Spruce on Possum Kingdom Lake, west of Dallas, and there are several  
933 centers with sensory projects.

934  
935 Since a sensory garden/trail is a more intensive style of landscape than in more naturalistic parks, one  
936 possible location for is City Hall grounds—where a sensory garden could supply ornamental features for  
937 everyone to enjoy, in a context with good security for installations. In Seabrook another possible  
938 location is Meador Park, close to a major neighborhood and the library. Grant funding, volunteer labor,  
939 and support from civic organizations are often forthcoming for projects designed to serve disabled  
940 people.

941  
942 The experience of League City is illustrative. In early 2010, specifically with disabled children in mind,  
943 League City approved creation of a “boundless playground” accessible to all. The estimated cost is  
944 \$472,000 for a 10,000-square-foot amenity with more than 4,000 square feet of rubber safety surfacing,  
945 a musical activity center, and modules for different age groups (Meeks 2010). As of April 2010 the city  
946 had committed \$236,000. A nonprofit organization created to seek contributions had received \$3,000  
947 from CVS, \$500 from American Legion Post 554, \$50,000 through Boundless Playgrounds Inc., and  
948 \$3,450 from individual donors; grants of \$27,000 were still expected, and additional grant applications  
949 were in process (Meeks 2010).

950  
951 Given availability of grant money, an option to consider is playground conversion for use by disabled  
952 children when current equipment needs replacement. Or, given League City’s proximity, it may be wiser  
953 for Seabrook to complement rather than duplicate the League City plan. A sensory garden or trail would  
954 be an appropriate complement in serving disabled adults as well as children.

955  
956 **Sources**

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958 Patricia Elliott. *The Garden and the Handicapped Child*. London: Disabled Living Foundation, 1978.  
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966	970	974

975	<b>Appendix H</b>	1027	White Ibis	1082	Common Moorhen
976	<b>Birds of Seabrook</b>	1028	White-faced Ibis *	1083	American Coot
977	<b>Species List</b>	1029	Roseate Spoonbill	1084	Sandhill Crane
978		1030	Black Vulture	1085	Black-bellied Plover
979	The sequence and	1031	Turkey Vulture	1086	Snowy Plover *
980	nomenclature of this list are	1032	Greater-white Fronted Goose	1087	Wilson's Plover *
981	in accordance with the	1033	Snow Goose	1088	Semipalmated Plover
982	American Ornithologists	1034	Ross's Goose	1089	Piping Plover *
983	Union Check-list of North	1035	Canada Goose	1090	Killdeer
984	American Birds (7th Ed.	1036	Wood Duck	1091	American Oystercatcher
985	1998). <b>Special Thanks to:</b>	1037	Gadwall	1092	Black-necked Stilt
986	Paula Kennedy and George	1038	American Wigeon	1093	Greater Yellowlegs
987	Regmund of Armand Bayou	1039	Mallard	1094	Lesser Yellowlegs
988	Nature Center, Dwight Peake	1040	Mottled Duck	1095	Solitary Sandpiper
989	of Houston Audubon Society,	1041	Blue-winged Teal	1096	Willet
990	Nick Block, Sterling Heller, Jo	1042	Cinnamon Teal (r)*	1097	Spotted Sandpiper
991	Redden, Brenda and Tom	1043	Northern Shoveler	1098	Whimbrel
992	Lightfoot for assistance in	1044	Northern Pintail	1099	Long-billed Curlew
993	developing this list.	1045	Green-winged Teal	1100	Marbled Godwit *
994	(*) - Sighting not	1046	Canvasback	1101	Ruddy Turnstone
995	unexpected in this area,	1047	Redhead	1102	Red Knot *
996	but is not yet confirmed.	1048	Ring-necked Duck	1103	Sanderling
997	(r) - Rare (sighting is rare	1049	Greater Scaup	1104	Semipalmated Sandpiper *
998	but Seabrook is not far	1050	Lesser Scaup	1105	Western Sandpiper
999	from their normal range).	1051	Oldsquaw (r)*	1106	Least Sandpiper
1000	(a) - Accidental (sighting	1052	Bufflehead	1107	White-rumped Sandpiper *
1001	of these species is	1053	Common Goldeneye	1108	Baird's Sandpiper *
1002	considered very rare).	1054	Hooded Merganser	1109	Pectoral Sandpiper *
1003		1055	Common Merganser	1110	Dunlin
1004	Common Loon	1056	Red-breasted Merganser	1111	Short-billed Dowitcher
1005	Least Grebe	1057	Ruddy Duck	1112	Long-billed Dowitcher
1006	Pied-billed Grebe	1058	Osprey	1113	Common Snipe
1007	Horned Grebe	1059	Swallow-tailed Kite (r)	1114	American Woodcock
1008	Eared Grebe	1060	White-tailed Kite	1115	Laughing Gull
1009	American White Pelican	1061	Mississippi Kite	1116	Franklin's Gull *
1010	Brown Pelican	1062	Bald Eagle (a)*	1117	Bonaparte's Gull
1011	Neotropic Cormorant	1063	Northern Harrier	1118	Ring-billed Gull
1012	Double-crested Cormorant	1064	Sharp-shinned Hawk	1119	Mew Gull
1013	Anhinga	1065	Cooper's Hawk	1120	Herring Gull
1014	Magnificent Frigatebird (r)	1066	Red-shouldered Hawk	1121	Great Black-backed Gull (a)*
1015	American Bittern (r)	1067	Broad-winged Hawk	1122	Gull-billed Tern *
1016	Least Bittern (r)*	1068	Swainson's Hawk	1123	Caspian Tern
1017	Great Blue Heron	1069	White-tailed Hawk *	1124	Royal Tern
1018	Great Egret	1070	Red-tailed Hawk	1125	Sandwich Tern
1019	Snowy Egret	1071	Crested Caracara *	1126	Common Tern
1020	Little Blue Heron	1072	American Kestrel	1127	Forster's Tern
1021	Tricolored Heron	1073	Merlin	1128	Least Tern
1022	Reddish Egret (r)	1074	Peregrine Falcon *	1129	Black Tern
1023	Cattle Egret	1075	Wild Turkey (r)	1130	Black Skimmer
1024	Green Heron	1076	Northern Bobwhite	1131	Rock Dove
1025	Black-crowned Night-Heron	1077	Clapper Rail	1132	White-winged Dove *
1026	Yellow-crowned Night-Heron	1078	King Rail	1133	Mourning Dove
		1079	Virginia Rail *	1134	Inca Dove
		1080	Sora *	1135	Common Ground Dove
		1081	Purple Gallinule *	1136	Monk Parakeet

1137	Black-billed Cuckoo *	1193	Carolina Chickadee	1249	Ovenbird
1138	Yellow-billed Cuckoo *	1194	Tufted Titmouse	1250	Northern Waterthrush
1139	Groove-billed Ani (r)*	1195	Red-breasted Nuthatch *	1251	Louisiana Waterthrush
1140	Barn Owl	1196	White-breasted Nuthatch (r)	1252	Kentucky Warbler
1141	Eastern Screech Owl	1197	Brown Creeper	1253	Connecticut Warbler (a)
1142	Great Horned Owl	1198	Carolina Wren	1254	Mourning Warbler
1143	Barred Owl	1199	House Wren	1255	Common Yellowthroat
1144	Common Nighthawk	1200	Winter Wren *	1256	Hooded Warbler
1145	Chuck-will's-widow	1201	Sedge Wren	1257	Wilson's Warbler
1146	Whip-poor-will *	1202	Marsh Wren	1258	Canada Warbler
1147	Chimney Swift	1203	Golden-crowned Kinglet	1259	Yellow-breasted Chat
1148	Belted Kingfisher	1204	Ruby-crowned Kinglet	1260	Tanagers
1149	Broad-billed Hummingbird	1205	Blue-gray Gnatcatcher	1261	Summer Tanager
1150	(a)*	1206	Eastern Bluebird	1262	Scarlet Tanager
1151	Buff-bellied Hummingbird (a)	1207	Veery	1263	Eastern Towhee
1152	Ruby-throated Hummingbird	1208	Gray-cheeked Thrush	1264	Chipping Sparrow
1153	Black-chinned Hummingbird	1209	Swainson's Thrush	1265	Field Sparrow
1154	(r)*	1210	Hermit Thrush	1266	Vesper Sparrow *
1155	Broad-tailed Hummingbird (a)	1211	Wood Thrush	1267	Lark Sparrow *
1156	Rufous Hummingbird	1212	American Robin	1268	Lark Bunting (r)*
1157	Red-headed Woodpecker (r)	1213	Gray Catbird	1269	Savannah Sparrow
1158	Red-bellied Woodpecker	1214	Northern Mockingbird	1270	Grasshopper Sparrow *
1159	Yellow-bellied Sapsucker	1215	Brown Thrasher	1271	Le Conte's Sparrow
1160	Downy Woodpecker	1216	European Starling	1272	Nelson's Sharp-tailed
1161	Hairy Woodpecker (r)	1217	American Pipit	1273	Sparrow (r)*
1162	Northern Flicker	1218	Sprague's Pipit *	1274	Fox Sparrow (r)*
1163	Pileated Woodpecker	1219	Waxwings	1275	Song Sparrow
1164	Olive-sided Flycatcher *	1220	Cedar Waxwing	1276	Lincoln's Sparrow
1165	Eastern Wood-Pewee	1221	Blue-winged Warbler	1277	Swamp Sparrow
1166	Yellow-bellied Flycatcher *	1222	Golden-winged Warbler	1278	White-throated Sparrow
1167	Acadian Flycatcher	1223	Tennessee Warbler	1279	Harris Sparrow (r)*
1168	Willow Flycatcher *	1224	Orange-crowned Warbler	1280	White-crowned Sparrow
1169	Least Flycatcher *	1225	Nashville Warbler	1281	Dark-eyed Junco
1170	Eastern Phoebe	1226	Northern Parula	1282	Northern Cardinal
1171	Vermillion Flycatcher (r)*	1227	Yellow Warbler	1283	Rose-breasted Grosbeak
1172	Great Crested Flycatcher	1228	Chestnut-sided Warbler	1284	Blue Grosbeak
1173	Western Kingbird (r)	1229	Magnolia Warbler	1285	Indigo Bunting
1174	Eastern Kingbird	1230	Cape May Warbler (r)*	1286	Painted Bunting
1175	Scissor-tailed Flycatcher	1231	Yellow-rumped Warbler	1287	Dickcissel
1176	Loggerhead Shrike	1232	Black-throated Gray Warbler	1288	Bobolink
1177	White-eyed Vireo	1233	(a)*	1289	Red-winged Blackbird
1178	Yellow-throated Vireo	1234	Black-throated Green	1290	Eastern Meadowlark
1179	Blue-headed Vireo	1235	Warbler	1291	Brewer's Blackbird
1180	Warbling Vireo	1236	Blackburnian Warbler	1292	Common Grackle
1181	Philadelphia Vireo	1237	Yellow-throated Warbler	1293	Great-tailed Grackle
1182	Red-eyed Vireo	1238	Pine Warbler	1294	Brown-headed Cowbird
1183	Blue Jay	1239	Palm Warbler	1295	Orchard Oriole
1184	American Crow	1240	Prairie Warbler (a)	1296	Baltimore Oriole
1185	Horned Lark *	1241	Bay-breasted Warbler	1297	Bullock's Oriole (a)
1186	Purple Martin	1242	Blackpoll Warbler *	1298	Purple Finch (r)
1187	Tree Swallow	1243	Cerulean Warbler	1299	House Finch *
1188	Northern Rough-winged	1244	Black-and-white Warbler	1300	Pine Siskin
1189	Swallow	1245	American Redstart	1301	American Goldfinch
1190	Bank Swallow	1246	Prothonotary Warbler	1302	Evening Grosbeak (a)*
1191	Barn Swallow	1247	Worm-eating Warbler	1303	House Sparrow
1192	Cliff Swallow	1248	Swainson's Warbler		
1304					

1305 **Appendix I. Seabrook Wildlife List**

1306 A wildlife inventory in Seabrook, begun by Michael Hunt in August 1991, was compiled 20 years later as a brochure  
1307 jointly sponsored by the Seabrook Ecotourism Committee and Wetlands Advisory Board. For birds, see Appendix H.  
1308

- 1309 **Mammals**
- 1310 Armadillo (*Dasyus novemcinctus*)
- 1311 Bottlenose dolphin (*Tursiops truncatus*)
- 1312 Whitetail (*Odocoileus virginianus*)
- 1313 Mice
- 1314 Nutria (*Myocastor coypus*)
- 1315 Opossum (*Didelphis marsupialis*)
- 1316 Feral pig (*Sus scrofa*)
- 1317 Marsh hare (*Sylvilagus palustris*)
- 1318 Raccoon (*Procyon lotor*)
- 1319 Rats
- 1320 Eastern fox squirrel (*Sciurus niger*)
- 1321 Eastern gray squirrel (*Sciurus carolinensis*)
- 1322
- 1323 **Amphibians**
- 1324 Texas toad
- 1325 Bullfrog (*Rana catesbeiana*)
- 1326 Tree frog
- 1327
- 1328 **Reptiles**
- 1329 American alligator
- 1330 Mediterranean gecko
- 1331 Giant anole
- 1332 Green anole
- 1333 Cuban anole (?)
- 1334 Cottonmouth, water moccasin (*Agkistrodon piscivorus*)
- 1335 Gulf salt marsh snake (*Nerodia fasciata*)
- 1336 Pygmy rattlesnake
- 1337 Copperhead
- 1338 Turtles
- 1339 Shellfish
- 1340 Blue crab
- 1341 Fiddler crab
- 1342 Stone crab
- 1343 Hermit crab
- 1344 Grass shrimp
- 1345 Brown shrimp
- 1346 Oyster
- 1347
- 1348 **Fish**
- 1349 Blue catfish (*Ictalurus furcatus*)
- 1350 Sea catfish or hardhead catfish (*Arius felis*)
- 1351 Flounder
- 1352 Gulf killifish (*Fundulus similis*)
- 1353 Rainwater killifish (*Lucania parva*)
- 1354 Sheepshead minnow (*Cyprinodon variegatus*)
- 1355 Mud minnow
- 1356 Gulf menhaden (*Brevoortia patronus*)
- 1357 Mosquitofish (*Gambusia affinis*)
- 1358 Striped mullet (*Mugil cephalus*)
- 1359 White mullet (*Mugil curema*)
- 1360 Sailfin molly (*Poecilia latipinna*)
- 1361 Bighead sea robin (*Prionotus tribulus*)
- 1362 Sheepshead (*Archosargus probatocephalus*)
- 1363 Tidewater silverside (*Menidia beryllina*)
- 1364
- 1365 **Butterflies and Moths**
- 1366 Eastern black swallowtail butterfly
- 1367 Eastern tiger swallowtail butterfly
- 1368 Monarch butterfly
- 1369 Queen butterfly
- 1370 Luna moth
- 1371
- 1372 **Caterpillars**
- 1373 Luna moth
- 1374 Monarch
- 1375 Tent caterpillar
- 1376 Tomato hornworm
- 1377 Woolly bear
- 1378
- 1379 **Other Insects**
- 1380 Rose aphid (*Macrosiphum* spp.)
- 1381 Black carpenter ant (*Camponotus pennsylvanicus*)
- 1382 Fire ant (*Soenopsis geminata*)
- 1383 Red ant (*Formica* spp.)
- 1384 Bumblebee
- 1385 Honeybee
- 1386 Eastern eyed click beetle
- 1387 Ladybug beetle
- 1388 Two-spotted ladybug beetle (black with red spots)
- 1389 Grand Western cicada (*Tibicen dorsata*)
- 1390 America cockroach
- 1391 German cockroach
- 1392 Field cricket
- 1393 Darner
- 1394 Dragon fly
- 1395 Earwig
- 1396 Crane fly
- 1397 House fly
- 1398 Green lacewing
- 1399 Green stink bug
- 1400 Mantid
- 1401 Praying mantis
- 1402 Mosquito
- 1403 Northern walkingstick
- 1404 Scarlet-and-green leafhopper
- 1405 Silverfish
- 1406
- 1407 **Spiders**
- 1408 Brown recluse spider *Loxosceles reclusa*
- 1409 Crablike spiny orb weaver spider (*Gasteracantha elipsoides*)
- 1410 Golden spider
- 1411 Wolf spider

1412

1413 **Appendix J. Seabrook Tree Ordinance**

1414

1415 In an effort to preserve “significant” trees, provisions of the City Code include requiring a permit for tree  
 1416 removal, incentives for maintaining large trees, and disincentives for removing them. Maintaining trees  
 1417 greater than 6 inches in diameter at a height of four feet earns landscaping credit, while retaining those  
 1418 greater than 16 inches diameter earns monetary credit. To review all tree-related requirements in the  
 1419 City Code, go to the Building Department section of the city website and click to “Search the City Code of  
 1420 Ordinances on MuniCode.” (Detail as of May 2010 was at [http://library7.municode.com/default-](http://library7.municode.com/default-test/home.htm?infobase=14097&doc_action=whatsnew)  
 1421 [test/home.htm?infobase=14097&doc\\_action=whatsnew.](http://library7.municode.com/default-test/home.htm?infobase=14097&doc_action=whatsnew))

1422

1423 Note that under the applicable definitions, the ordinance concerns only trees on specified sections of a  
 1424 property:

1425 *Qualified tree list* means a list of acceptable trees approved by the city (below).

1426 *Qualifying trees* must be preserved “in a designated landscape reserve, in a designated common  
 1427 park or open space, in front of the minimum required front setback line or in front of the actual  
 1428 front line of a proposed primary building. *Trees located in other areas shall not be considered*  
 1429 *qualifying and shall not incur either credits or debits.*

1430

1431 Sec. 30-39. Qualified tree list.

1432

Common Name	Botanical Name
American Elm	<i>Ulmus americana</i>
American Holly	<i>Ilex opaca</i>
American Hornbeam	<i>Carpinus caroliniana</i>
American Sycamore	<i>Platanus occidentalis</i>
Anacua/Sandpaper Tree	<i>Ehretia anacua</i>
Arrow-wood Viburnum	<i>Viburnum dentatum</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Hickory	<i>Carya texana</i>
Black Walnut	<i>Juglans nigra</i>
Bur Oak	<i>Quercus macrocarpa</i>
Callery Pear/Bradford	<i>Pyrus calleryana</i>
Canary Island Date Palm (palm tree)	<i>Phoenix canariensis</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Cedar Elm	<i>Ulmus crassifolia</i>

Chalk Maple	<i>Acer Leucoderne</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Common Crapemyrtle	<i>Lagerstroemia indica</i>
Common Fig	<i>Ficus carica</i>
Common Persimmon	<i>Diospyros virginiana</i>
Drummond Red Maple	<i>Ace rubrum var. drummondii</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eastern Redbud	<i>Circus canadensis</i>
Edible Date Palm (palm tree)	<i>Phoenix dactylifera</i>
Eve's Necklace	<i>Sophora affinnis</i>

Green Ash	<i>Fraxinus pennsylvanica</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Huisache	<i>Acacia farnesiana</i>
Live Oak	<i>Quercus virginiana</i>
Loquat	<i>Eriobotrya japonica</i>
Mascarene Island Palm (palm tree)	<i>Hyophorbe verschaffelti</i>
Mexican Buckeye	<i>Ungadia speciosa</i>
Mexican Fan Palm (palm tree)	<i>Washingtonia robusta</i>
Mexican plum	<i>Prunus mexicana</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Ornamental Holly	<i>Ilex spp.</i>
Overcup Oak	<i>Quercus lyrata</i>
Paloverde	<i>Parkinsonia aculeata</i>
Parsley Hawthorn	<i>Crataegus marshallii</i>
Pecan	<i>Carya illinoensis</i>
Poosumhaw Holly	<i>Ilex decidua</i>
Post Oak	<i>Quercus stellata</i>
Red Bay	<i>Persea barbonia</i>
River Birch	<i>Betula nigra</i>
Rough-leaf Dogwood	<i>Cornus drummondii</i>
Rusty Blackshaw Viburnum	<i>Viburnum rufidulum</i>
Sassafras	<i>Sassafras albidum</i>
Scarlet (red) Buckeye	<i>Aesculus pavia</i>
Shagbark Hickory	<i>Carya ovata</i>
Shumard Red Oak	<i>Quercus shumardii</i>
Snowbell	<i>Styrax americana</i>

Southern Magnolia	<i>Magnolia grandiflora</i>
Swamp Chestnut Oak	<i>Quercus michauxii</i>
Sweet Bay Magnolia	<i>Magnolia virginiana</i>
Sweetgum	<i>Liquidambar styracifua</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Texas Persimmon	<i>Diospyros virginiana (male)</i>
Texas Pistache	<i>Pistacia texana</i>
Texas Redbud	<i>Cercis canadensis texensis</i>
Texas Sabal Palm (palm tree)	<i>Texana sabal</i>
Tulip-Tree	<i>Liriodendron tulipifera</i>
Washington Robust Palm (palm tree)	<i>Washingtonia robusta</i>
Water Hickory	<i>Carya aquatica</i>
Water Oak	<i>Quercus nigra</i>
Water Tupelo	<i>Nyssa aquatica</i>
Wax Myrtle	<i>Myrica cerifera</i>
Western Soapberry	<i>Sapindus drummondii</i>
White Ash	<i>Fraxinus americana</i>
White Oak	<i>Quercus alba</i>
Willow Oak	<i>Quercus phellos</i>
Winged Elm	<i>Ulmus alata</i>
Woollybucket Bumelia	<i>Bumelia lanuginosa</i>
Wright Acacia	<i>Acacia wrightii</i>
Yaupon Holly	<i>Ilex vomitoria</i>

1433 (Code 1996, § 30-224; Ord. No. 98-30, att. A, 11-17-1998; Ord. No. 2001-15, § 1, 5-15-2001; Ord.  
1434 No. 2005-12, § 2, 5-3-2005)

1435

1436 **[Appendix K. Preparing for Flood Buyouts**

1437 **The Home Buyout Program**

1438 {Excerpted from Harris County, <http://www.hcfcd.org/buyout.asp?flash=yes>}

1439  
1440 The housing boom in Harris County that followed World  
1441 War II up and through the early 1980s led to thousands  
1442 of houses being built in areas along bayous and creeks  
1443 that were later determined to be in a floodplain.  
1444  
1445  
1446 **An Effective Tool**  
1447 The purchase or "buyout" of houses that are flood-prone  
1448 has proven to be one of the most cost-effective tools in  
1449 the Harris County Flood Control District's flood-damage  
1450 reduction toolbox, when used under the correct  
1451 conditions. Buying and removing these flood-prone  
1452 structures is the best way to ensure that they are not  
1453 damaged by floods in the future.  
1454  
1455 **Why should the government buy flooded homes?**  
1456 People's lives are at risk, and the flood losses drain  
1457 government and community resources that affect all  
1458 taxpayers. When compared to the high costs of larger  
1459 channels, stormwater detention basins or other flood  
1460 damage reduction options, a buyout can be the most  
1461 cost-effective method of addressing the risk to people  
1462 and their property. Between 1989 and Tropical Storm  
1463 Allison in June 2001, the District, acting alone and in  
1464 partnership with other agencies, purchased 440 of the  
1465 most repetitive flood loss homes in Harris County for a  
1466 total cost of about \$44 million.  
1467  
1468 Since Tropical Storm Allison, and as a direct result of the  
1469 disaster Allison caused, the District, in partnerships with  
1470 FEMA and the State of Texas, has purchased an  
1471 additional 2,000 severely at risk and flood-damaged  
1472 houses for a total cost of approximately \$170 million. The  
1473 District also maintains a file of properties that are  
1474 candidates for buyout when funds become available.  
1475  
1476 **Federal Funds Increase Effectiveness**  
1477 The level of activity in the Home Buyout Program is  
1478 influenced heavily by the availability of federal funds to  
1479 leverage the District's funds that support it. The Federal  
1480 Emergency Management Agency (FEMA), through the  
1481 Texas Division of Emergency Management, has provided  
1482 substantial federal funding for the purchase of flooded  
1483 homes through FEMA's Flood Mitigation Assistance  
1484 program (FMA), the Pre-Disaster Mitigation (PDM)  
1485 program, and the Hazard Mitigation Grant Program  
1486 (HMGP). Federal funding for home buyout usually  
1487 requires local matching funds of at least 25%.  
1488  
1489 **Not All Buyouts are the Same**  
1490 The guidelines and procedures for buyout activities after  
1491 a flood event may differ, depending on the requirements  
1492 of the specific funding source. In general, homes are

1523 appraised at fair market value by certified independent  
1524 appraisers, homeowners are screened for eligibility for  
1525 relocation assistance and/or moving expenses,  
1526 negotiations are carried out with the Harris County Right-  
1527 of-Way Division, and homeowners meet with Harris  
1528 County Flood Control District staff counselors before the  
1529 transaction is complete.  
1530  
1531 Potential buyout structures are generally ranked using a  
1532 formula that considers the risk, severity and history of  
1533 flooding. When Harris County Flood Control District funds  
1534 are leveraged with other funds, the ranking priority of the  
1535 financial partner may supersede that of the District.  
1536  
1537 **So, How Does the Buyout Program Work?**  
1538 After funding for a buyout has been identified, a typical  
1539 buyout transaction begins when a potential seller (who  
1540 must meet the eligibility criteria to participate in the  
1541 specific buyout program) completes a Harris County  
1542 Flood Control District Data Collection Form. The steps  
1543 required to complete the transaction vary with the funding  
1544 source, but these can usually be completed in 16-20  
1545 weeks from the time a Data Collection Form is received  
1546 by the District. Title issues or other complications could  
1547 extend this timeline. The biggest unknown factor in the  
1548 amount of time required for voluntary acquisition of a  
1549 property is the amount of time it takes for a seller to  
1550 accept an offer. Once the home is purchased, demolition  
1551 of the structure is scheduled soon thereafter, and the  
1552 structure is removed, including the slab or supports.  
1553  
1554 **What Happens to Buyout Open Space?**  
1555 The District works with communities, civic associations  
1556 and neighborhoods, and individual neighboring property  
1557 owners to determine what uses are feasible for the land  
1558 that remains after a structure is removed. The goal is to  
1559 have open space land become a community amenity,  
1560 with possibilities ranging from a community garden to a  
1561 park, or to an area that is left to return to nature. The  
1562 District also works with a buyout property's neighboring  
1563 owners so that they may use an adjacent lot as yard  
1564 space in exchange for mowing and maintaining the land,  
1565 which continues to be owned by the District.  
1566  
1567 **The Buyout Program's Success Ensures  
1568 Continuation**  
1569 Because FEMA recognizes the direct financial benefit to  
1570 the National Flood Insurance Program (NFIP) from  
1571 buying repetitive flood loss houses, they continue to be a  
1572 major funding partner.]

1544 **Appendix [L] K: Slough Restoration Plan Summary**

1545 Excerpted from *Seabrook Slough Restoration Plan and Ecotourism Initiative* (September 2002)

1546

1547 **Project Goal**

- 1548  Create diverse wetlands within Seabrook Slough to restore productivity and provide an ecotourism asset.
- 1549  Identify funding sources and provide an action plan for implementation.
- 1550  Enhance adjacent property values by creating an aesthetic asset.

1551

1552 **Approach**

- 1553  The Houston Galveston Area Council of Government (H-GAC) obtained a Texas Coastal Management Program (TCMP) grant from the Texas General Land Office (TGLO) to cover the cost of this effort.
- 1554  Information was assembled on past/current conditions in the Slough, including historical aerials, an August 2002 survey, prior studies, etc.
- 1555  A stakeholder involvement effort targeted adjacent landowners, public, resource agencies, City (Council, Administrative, Parks Board, Wetland and Ecotourism Committees) to discuss approach and obtain guidance.
- 1556  A number of alternatives were formulated, analyzed, and subjected to public review and scrutiny.
- 1557  A draft report was presented for comments and appropriately modified.

1560

1561 **Recommended Site**

1562 The alternatives analysis coupled with stakeholder involvement and existing conditions resulted in the  
1563 recommendation of one alternative as shown above. The recommended alternative is comprised of three units –  
1564 north, south, and adjacent to the wastewater treatment plant – totaling approximately 9.5 acres. The  
1565 project would include open water, low marsh through high marsh, and uplands with fresh/brackish water ponds to  
1566 attract birds.

1567

1568 It has been assumed for conceptual purposes that the marsh will be constructed in four phases. The  
1569 recommended alternative includes a public access boardwalk (gated to control the hours of access)  
1570 and educational signs. . . . The proposed alternative lies on property that is submerged, but owned primarily by the  
1571 Seabrook Land Company with a small portion owned by Ardy E. Blakley, Jr. Some type of arrangement to use the  
1572 land must be worked out including possible fee simple acquisition, long-term lease, conservation easement, or other  
1573 applicable mechanism.

1574

1575 The potential cost of constructing this habitat is between \$425,000 and \$480,000 for the first phase and  
1576 between \$1,090,000 and \$1,235,000 for the entire project (all three phases). The costs depend heavily on the source  
1577 of fill material being used to construct the wetlands – whether material can be dredged nearby or needs to be  
1578 trucked in to the site. Savings could be realized by constructing the project all at one time and/or using volunteer  
1579 material and labor where available. Several potential sources for funding exist, some of which include the Texas  
1580 General Land Office (CEPRA, CMP, and CIAP programs), Texas Parks and Wildlife Department, and  
1581 U.S. Fish and Wildlife Service (CWPPRA program).

1581

1582 Permits would be required from the US Army Corps of Engineers, Texas Parks and Wildlife, and the Texas  
1583 General Land Office and coordination with several other state and federal agencies would be required.

1584

1585

1586 **Recommended Implementation Steps**

- 1587 1. City formally adopts a restoration plan.
- 1588 2. Reach agreement with Seabrook Land Co. to use submerged lands.
- 1589 3. Contact potential funding entities to determine interest and estimated levels of  
1590 financial participation.
- 1591 4. Obtain site specific geotechnical data to determine if dredged rather than  
1592 trucked-in material can be used and revise budget accordingly.
- 1593 5. Prepare and submit formal funding requests.

1594

1595 **Upon funding:**

- 1596 6. survey; 7. permit; 8. design; and 9. build the habitat sites.

1597 **Appendix [M] L. Guidelines for Donations and Memorials**

1598  
1599 The purpose of these guidelines is to encourage donations and at the same time manage aesthetic  
1600 impacts and advise donors regarding maintenance costs. Public facilities are expected to be the result of  
1601 careful planning and quality construction and to be maintained to a standard safe for users and  
1602 acceptable to the community. These guidelines apply to all donations including but not limited to park  
1603 benches, bicycle racks, picnic tables, public art, monuments, drinking fountains, and other types of park  
1604 and trail accessories. They apply to purchased equipment, installation techniques, donation  
1605 acknowledgments, decoration, and long-term care of all donations. They do not apply to buildings or  
1606 land.

1607  
1608 **EXISTING DONATIONS (installed prior to adoption of this policy)**

1609 *Appearance and Aesthetics:* Decoration, ornamentation, and adornment of donated elements  
1610 must not interfere with routine maintenance. Nothing shall be hung from or tied to trees. Decorations  
1611 that may be allowed on a temporary basis for a limited time should not interfere with the use of nearby  
1612 public space, nor represent a hazard. The donor shall remove any temporary decorations within a  
1613 reasonable amount of time.

1614  
1615 *Materials:* Donors are encouraged to utilize natural materials in the construction, and prior approval of  
1616 landscaping must be obtained from the Public Works Department.

1617  
1618 *Maintenance:* Donated park elements become City property. Maintenance of donor-installed  
1619 landscaping at donation sites is the responsibility of the donor. All landscaped sites must be maintained  
1620 weed-free and debris-free. Donors should request direct supervision by City staff during application of  
1621 pesticides, fertilizers, or herbicides. Donations are to be maintained by the City during their reasonable  
1622 life span.

1623  
1624 **STANDARDS FOR NEW DONATIONS (made after the adoption of this policy)**

1625 *Acquisition or Purchase:* The City and the community have an interest in ensuring that park  
1626 elements be of high quality in style, appearance, durability and ease of maintenance. City staff will be  
1627 responsible for the purchase and installation of all park elements.

1628  
1629 *Appearance and Aesthetics:* Park elements and/or their associated donation acknowledgments should  
1630 reflect the character of the park or facility. All park elements will be installed in such a manner that they  
1631 will not substantially change the character of a facility or its intended use.

1632  
1633 *Maintenance and Repair:* Donated park elements must be of high quality to ensure a long life and be  
1634 resistant to the elements, wear and tear, and vandalism. Donated park elements and/or their associated  
1635 donation acknowledgment become City property. Accordingly, the City has the duty to maintain the  
1636 donation for the expected life cycle of the donation. If current information is on file, the donor will be  
1637 informed and given the opportunity to take further action at the expiration of the item's original life  
1638 cycle. Use of durable recycled materials is encouraged.

1639  
1640 *Cost:* The City will assess, at the time of purchase, a charge sufficient to cover anticipated ongoing  
1641 maintenance of donated park elements during their expected life. This includes the full cost for the  
1642 purchase, installation, and maintenance during the expected life cycle of donated park elements. The  
1643 City should be consulted for the current fee schedule.

1644 PROCEDURE FOR MAKING A DONATION

1645 *Application:* The donor must contact the Public Works Department to determine whether a donation  
1646 may be accepted. If so, the level and cost of maintenance required for the donated property will be  
1647 determined by the City. At the end of the life-cycle term, the donor may choose to extend the life-cycle  
1648 term by paying for the current value of a new donation and its associated maintenance cost.  
1649 Applications are available through the Public Works Department, and completed applications and  
1650 payment will be submitted to that department for review and processing.

1651  
1652 CRITERIA FOR ACCEPTANCE

1653 *Park Plan:* To accept donation of a park element for a specific park facility, a park plan must  
1654 exist showing the available locations for park elements. If the plan does not identify a particular park  
1655 element proposed for donation, the City may accept the donation under certain conditions. Under this  
1656 circumstance the donation must (1) meet a true need of the facility, (2) not interfere with the  
1657 intended current or future use of the facility, and (3) not require the relocation of other equipment  
1658 or infrastructure to accommodate the donation.

1659  
1660 *Donation Acknowledgements/Memorial Plaques:* Standard sizes of 5 x 7 or 2 x 18 inches and plaques in  
1661 bronze or steel are preferred. Donation acknowledgment plaques must be approved by a City official to  
1662 ensure tastefulness, quality and durability. In bench applications, the acknowledgment can also be  
1663 routed into the seat back. In tree installations, the donation acknowledgment can be installed in a  
1664 flush-mounted concrete pad.

1665  
1666 *Notification:* It shall be the responsibility of the donor to provide the Public Works Department with a  
1667 current address for purposes of notification regarding the donation. For the purposes of notification the  
1668 City will send a certified letter to the donor, notifying the donor of changes related to the status of the  
1669 donation (e.g., a need to remove, relocate, or comply with conditions set forth in this policy).

1670  
1671 *Items:* Park benches, bicycle racks, picnic tables, drinking fountains, and playground components may be  
1672 sited in locations approved by the City in accordance with an available site plan. Items donated must be  
1673 products approved by the City. These items become City property at time of purchase. Landscaping and  
1674 plant selection for park facilities is critical due to the coastal environment. Accordingly, the size and  
1675 species of trees donated shall be limited to those determined by the City. Trees will be accepted only  
1676 when arrangements are made for irrigation while they become established. The City may accept  
1677 donations other than those expressly listed in these guidelines, subject to review by City officials.

1678  
1679 *Monuments:* Upright monuments or monuments resembling those typically found in cemeteries may  
1680 ~~[not] only~~ be installed ~~[at any City park facility]~~ **with city approval.**

1681  
1682 *Signs:* Interpretive signs may be installed describing the history, geology, environment, and flora and  
1683 fauna. Signs shall be of materials that are of high quality, vandal resistant, and able to withstand  
1684 environmental conditions; of a size in keeping with the character of the site; and of a design  
1685 meeting requirements for access to the disabled. Interpretive signs shall be designed in such a  
1686 manner as to be consistent with other interpretive signs on the site.

1687  
1688 *Installation:* Installation of donated park elements, including the donor acknowledgement/memorial  
1689 plaques, will be completed by City personnel. The City reserves the right to remove and/or relocate  
1690 donated park elements and their associated donation acknowledgments/memorial plaques if they  
1691 interfere with site safety, maintenance or construction activities.

1692

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1694 ~~~~~

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