

RESOLUTION NO. 2006-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, AMENDING THE CITY'S "MINIMUM CONSTRUCTION STANDARDS FOR COMMUNITY IMPROVEMENTS," AS ADOPTED BY RESOLUTION NO. 2004-18, PASSED AND APPROVED ON JULY 14, 2004, BY ADDING A NEW SUBSECTION 5.7.5 TO CHAPTER 5 THEREOF ESTABLISHING DETENTION ZONE 1.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS:

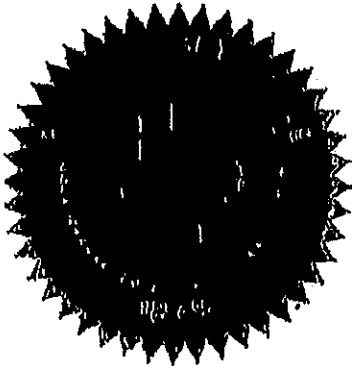
Section 1. The City of Sealy's "Minimum Construction Standards for Community Improvements," as adopted by Resolution No. 2004-18, passed and approved on July 14, 2004, are hereby amended by adding a new subsection Section 5.7.5 to Chapter 5 thereof to provide as follows:

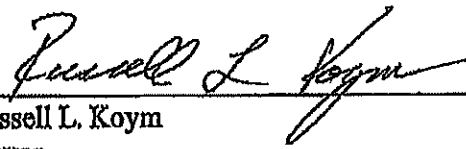
"5.7.5 Detention Zone 1

- A. Detention Zone 1 is that portion of the City defined by the map in Appendix H of the Minimum Construction Standards for Community Improvements.
- B. For new development or redevelopment of tracts of land located within Detention Zone 1, detention may not be required by the City under the following conditions:
 - 1. The tract size does not exceed one (1) acre of total area ('tract size' includes the total area of the tract, not just the area of development).
 - 2. The site plans for the development shall include an engineering study indicating that the proposed improvements to the tract do not have an adverse impact on adjoining and downstream properties. The engineering analysis shall include calculations for the 5-, 10-, 25-, and 100-year storm events.
 - 3. The development must also have the approval of the entity responsible for an adjacent street or road that will receive stormwater runoff from the development.

- C. Tracts of land larger than one (1) acre in size shall not be subdivided into smaller parcels of less than one (1) acre in size in order to circumvent any requirements for detention as outlined in 5.7.1 through 5.7.4 above."

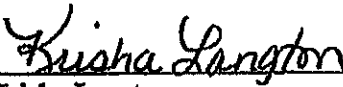
PASSED, APPROVED, AND RESOLVED this 13th day of December 2006.





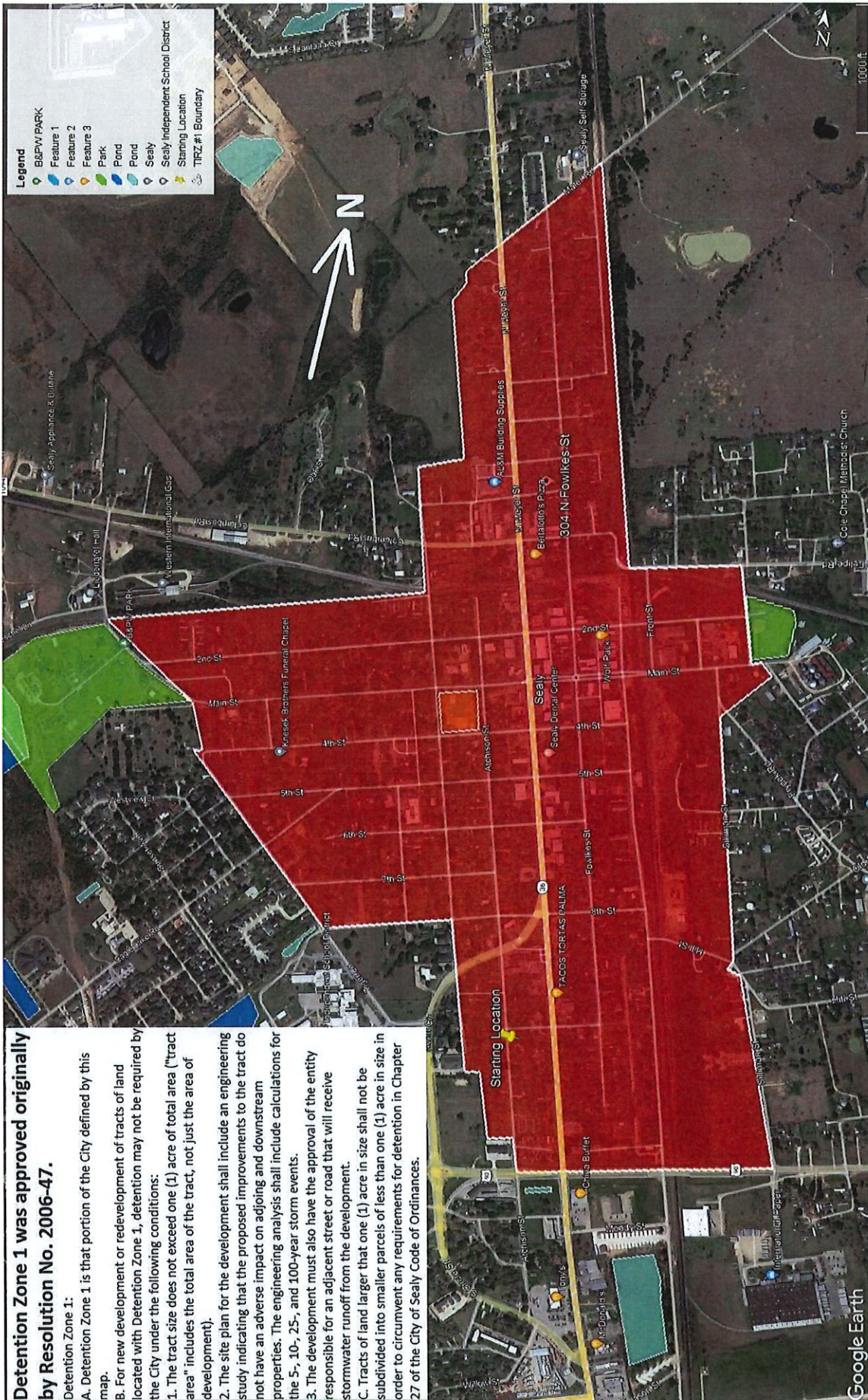
Russell L. Koym
Mayor

ATTEST:



Krisha Langton
City Secretary

APPENDIX C



Detention Zone 1 was approved originally by Resolution No. 2006-47.

- Detention Zone 1:
- A. Detention Zone 1 is that portion of the City defined by this map.
 - B. For new development or redevelopment of tracts of land located with Detention Zone 1, detention may not be required by the City under the following conditions:
 1. The tract size does not exceed one (1) acre of total area ("tract area" includes the total area of the tract, not just the area of development).
 2. The site plan for the development shall include an engineering study indicating that the proposed improvements to the tract do not have an adverse impact on adjoining and downstream properties. The engineering analysis shall include calculations for the 5-, 10-, 25-, and 100-year storm events.
 3. The development must also have the approval of the entity responsible for an adjacent street or road that will receive stormwater runoff from the development.
 - C. Tracts of land larger than one (1) acre in size shall not be subdivided into smaller parcels of less than one (1) acre in size in order to circumvent any requirements for detention in Chapter 27 of the City of Sealy Code of Ordinances.