



NOTICE OF MEETING

Notice is hereby given that a Regular Meeting of the City Council of the City of Shoreacres, Texas, will be held on **December 8, 2025 at 6:00 p.m.** in the City Council Chambers on the first floor at City Hall, 601 Shore Acres Blvd., Shoreacres, Texas, or remotely via Zoom, at which time the following subjects will be discussed, to wit:

1.0 CALL TO ORDER / ROLL CALL: Members Present and Absent ^{Anderson}

1.1 Mayor Ramos, Alderman Greeson, Alderman Bell, Alderman Hill, and Alderman Mitchell

2.0 PLEDGES OF ALLEGIANCE

Texas Pledge:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3.0 SPECIAL PRESENTATIONS

None

4.0 COUNCIL REPORTS & REQUESTS

4.1 **An opportunity for members of council to share community news.**

5.0 PUBLIC HEARINGS & PUBLIC COMMENTS

5.1 **Public Comments**

This is an opportunity for the public to address the council. Time is limited to five minutes per speaker. Comments are to be directed to the city council and dialogue with the audience is not permitted. Council members are prohibited by law from participating in discussion or deliberation of items not specifically identified on this agenda.

6.0 ADMINISTRATIVE REPORTS

6.1 **City Manager's Report (Attached)** ^{Harrison}

6.2 **Monthly Police Department Report (Attached)** ^{Harrison}

6.3 **Monthly Public Works Department Report (Attached)** ^{Harrison}

6.4 **Emergency Medical Service (NEEDED)** ^{Harrison}

7.0 BUSINESS

7.1 **Minutes from November 10th meeting (Attached)** ^{Anderson}

- 7.2 **Discussion to amend Code of Ordinances/ Chapter 74-Zoning/ Article IV.- Supplementary District Regulations/ Sec.74-287.-Lot Dimensions/ (4), which currently reads: (Attached)**

“Territory which has not been subdivided as of the date of this amended section shall, when subdivided, have not less than 100 feet minimum frontage per lot and have area not less than 12,000 square feet per lot.”

Proposing to amend this language to read:

“Territory which has not been subdivided as of the date of this amended section shall, when subdivided, have not less than 150 feet minimum frontage per lot and have area not less than 43,000 square feet per lot.”

- 7.3 **Discussion and possible action to approve designating Heron Park as a “nature park” (Attached)**

- 7.4 **Second Regular Meeting**

8.0 ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Shoreacres, Texas is a true and correct copy of said Notice and that I posted a copy of said Notice on the bulletin board at City Hall on **December 2, 2025** at or before **6:00 p.m.**, at a place convenient and readily accessible to the general public at all times; to remain so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

DATED THIS **December 2, 2025**

Bernie Anderson

Bernie Anderson, City Secretary



SHOREACRES, TEXAS

The City Council of the City of Shoreacres reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

The City Council Chamber is wheelchair accessible and accessible parking spaces are available.

Requests for accommodation or interpretive services must be made at least two (2) working days prior to the meeting. Please contact the City Office at 281.471.2244 or fax 281.471.8955 for additional information.

I, the undersigned, do hereby certify that this Notice of Meeting was removed from the City Hall bulletin board at **6:00 PM on December 9, 2025.**

BY: _____

****** ZOOM MEETING INFORMATION ******

Meeting ID: 84884026843

Passcode: 756401

Phone number to call in: (346) 248-7799



CASH POSITION NOVEMBER 2025

2025 Restricted Funds:

Restricted Debt	\$8,208.37
Utility Deposit Fund	\$103,129.11
Road Repair Taxes Collected (TexPool)	\$132,324.14
Total	\$150,851.62

Unencumbered Funds:

General Fund Checking	\$32,676.75
Utility Checking	\$71,331.36
Unencumbered Funds (Tex Pool)	\$514,993.38
Total	\$619,001.49

CAD CALL FOR SERVICE REPORT

C

Record C

Agency	Incident Date	Incident Number	Report Number	Incident Type Description	Location
SAPD	11/1/2025 6:09:15 PM	SAPD2025-150906		ASSIST BY LAW	
SAPD	11/1/2025 11:59:41 PM	SAPD2025-150907		LOUD NOISE	
SAPD	11/2/2025 2:58:38 AM	SAPD2025-150908		LOUD NOISE	
SAPD	11/2/2025 12:56:43 PM	SAPD2025-150909		TRESPASS	
SAPD	11/2/2025 9:11:37 PM	SAPD2025-150910		TRAFFIC STOP	
SAPD	11/2/2025 9:33:47 PM	SAPD2025-150911		TRAFFIC STOP	
SAPD	11/3/2025 12:07:54 AM	SAPD2025-150912		ASSIST BY LAW	
SAPD	11/3/2025 6:15:44 AM	SAPD2025-150913		TRAFFIC STOP	
SAPD	11/3/2025 10:06:49 AM	SAPD2025-150914		SUSPICIOUS	
SAPD	11/3/2025 11:12:56 AM	SAPD2025-150915		SUSPICIOUS	
SAPD	11/3/2025 4:05:16 PM	SAPD2025-150916		TRAFFIC RELATED	
SAPD	11/3/2025 4:17:32 PM	SAPD2025-150917		TRAFFIC RELATED	
SAPD	11/3/2025 4:20:47 PM	SAPD2025-150918		TRAFFIC STOP	
SAPD	11/3/2025 6:40:26 PM	SAPD2025-150919		WELFARE CONCERN	
SAPD	11/3/2025 8:04:42 PM	SAPD2025-150920		ASSAULT	
SAPD	11/4/2025 11:30:36 AM	SAPD2025-150921	SAPD25-00123	ABUSE OR NEGLECT	
SAPD	11/4/2025 3:43:49 PM	SAPD2025-150922	SAPD25-00124	MOTOR VEHICLE ACCIDENT	
SAPD	11/5/2025 10:34:58 AM	SAPD2025-150923		SUSPICIOUS	
SAPD	11/5/2025 1:06:32 PM	SAPD2025-150924		TRAFFIC STOP	
SAPD	11/5/2025 7:01:28 PM	SAPD2025-150925	SAPD25-00125	WELFARE CONCERN	
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SAPD	11/7/2025 6:26:16 PM	SAPD2025-150933		MOTOR VEHICLE ACCIDENT	
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SAPD	11/12/2025 11:10:40 AM	SAPD2025-150951	WELFARE CONCERN
SAPD	11/12/2025 12:48:51 PM	SAPD2025-150952	DISABLED VEHICLE
SAPD	11/12/2025 11:26:00 PM	SAPD2025-150953	TRAFFIC STOP
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SAPD	11/14/2025 4:20:52 AM	SAPD2025-150956	SUSPICIOUS
SAPD	11/14/2025 7:23:08 AM	SAPD2025-150957	SUSPICIOUS
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SAPD	11/15/2025 10:02:58 AM	SAPD2025-150962	FOLLOW UP
SAPD	11/15/2025 10:31:32 AM	SAPD2025-150963	WELFARE CONCERN
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SAPD	11/19/2025 4:15:03 PM	SAPD2025-150976	CIVIL PROBLEM
SAPD	11/19/2025 7:16:16 PM	SAPD2025-150977	RECKLESS DRIVER
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SAPD	11/21/2025 2:31:43 PM	SAPD2025-150984	THREAT TERRORISTIC
SAPD	11/21/2025 5:33:16 PM	SAPD2025-150985	DISTURBANCE
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SAPD	11/23/2025 8:11:01 PM	SAPD2025-150991	TRAFFIC STOP
SAPD	11/24/2025 8:36:08 AM	SAPD2025-150992	ASSIST CITIZEN
SAPD	11/24/2025 10:59:44 AM	SAPD2025-150993	CIVIL PROBLEM

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SAPD	11/24/2025 11:37:08 AM	SAPD2025-150995		DISTURBANCE	
SAPD	11/24/2025 4:55:55 PM	SAPD2025-150996		RECKLESS DRIVER	
SAPD	11/24/2025 7:04:02 PM	SAPD2025-150997		ASSIST BY LAW	
SAPD	11/25/2025 9:00:40 AM	SAPD2025-150998		SUSPICIOUS	
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SAPD	11/26/2025 10:45:58 PM	SAPD2025-151005		ASSIST CITIZEN	
SAPD	11/27/2025 9:47:35 AM	SAPD2025-151006		SUSPICIOUS	
SAPD	11/28/2025 2:16:11 PM	SAPD2025-151007		WELFARE CONCERN	
SAPD	11/28/2025 5:33:55 PM	SAPD2025-151008		TRAFFIC STOP	
SAPD	11/28/2025 6:20:51 PM	SAPD2025-151009		ASSIST BY LAW	
SAPD	11/28/2025 7:08:30 PM	SAPD2025-151010		BURGLARY	
SAPD	11/29/2025 3:36:16 PM	SAPD2025-151011		TRAFFIC RELATED	
SAPD	11/29/2025 4:47:49 PM	SAPD2025-151012		ASSIST BY LAW	
SAPD	11/30/2025 3:33:42 AM	SAPD2025-151013		ASSIST BY LAW	
SAPD	11/30/2025 4:34:05 AM	SAPD2025-151014	SAPD25-00133	MOTOR VEHICLE ACCIDENT	
SAPD	11/30/2025 3:13:51 PM	SAPD2025-151015		WELFARE CONCERN	
SAPD	11/30/2025 6:07:17 PM	SAPD2025-151016		ASSIST BY LAW	

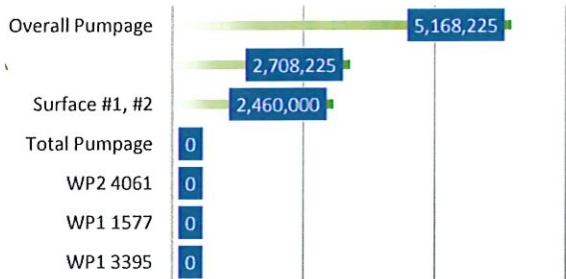
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911 HANG UP	1
ABUSE OR NEGLECT	3
ALARM	1
ASSAULT	2
ASSIST BY LAW	18
ASSIST CITIZEN	4
BURGLARY	1
CIVIL PROBLEM	2
CRIMINAL MISCHIEF	1
DISABLED VEHICLE	3
DISTURBANCE	2
FOLLOW UP	4
FRAUD	6
LOUD NOISE	3

Home Watches	158
San Jac Maritime	176
HYC	176
Pier Checks	176
Citations	35

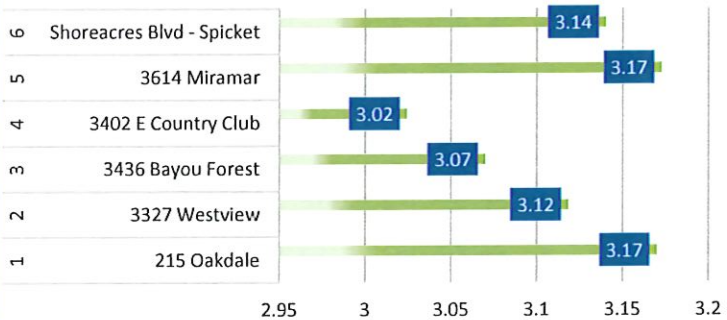
MISSING PERSON	2
MOTOR VEHICLE ACCIDENT	6
PRIVATE TOW REPOSESSION	1
RECKLESS DRIVER	3
SUSPICIOUS	12
THREAT TERRORISTIC	1
TRAFFIC RELATED	4
TRAFFIC STOP	22
TRESPASS	1
VIOLATION CITY ORDINANCE	1
WELFARE CONCERN	7
Total:	111

PRODUCTION UPDATES FOR City of Shoreacres - November 2025

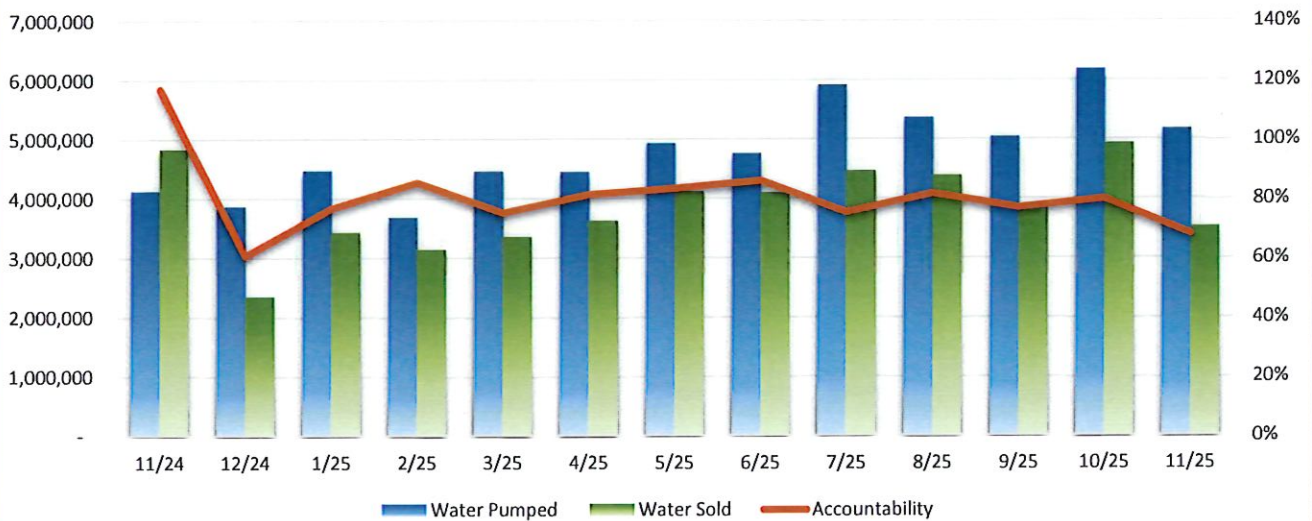
WATER PUMPAGE



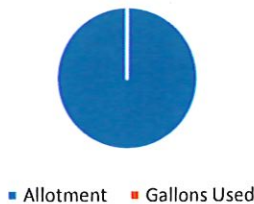
Sample Site cl2 Average



WATER TRENDING AND ACCOUNTABILITY (2024 - 2025)

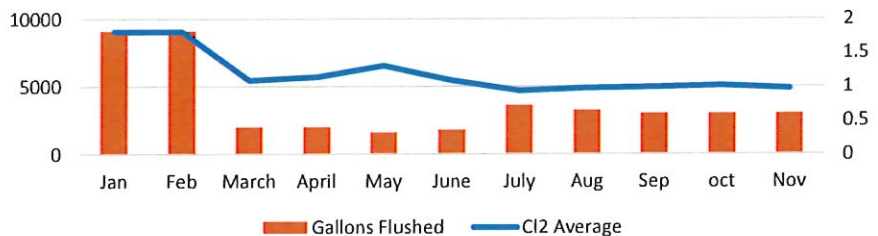


Permit WP2024-114956 5.5 MG Allotment

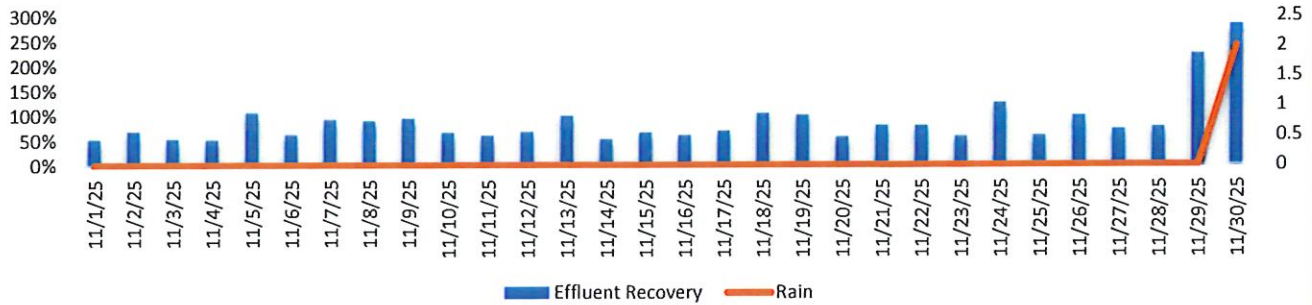


HGSD Permit 1/1/25 - 12/31/25

Flushing and Cl2 Average



Wastewater Accountability



LIFT STATIONS STATUS

Lift Stations	Status	Hours Ran			Total Hrs
		Maximum	Minimum	Average	
LS #1 - Choate Rd.	Online	7.30	1	1.75	105
LS #2 - E Bayou Dr/Shore Acres	Online	20.40	1.00	2.61	156
LS #3 - Westview/Shore Acres	Online	6.20	0.4	0.97	58
Total Hours Ran					319

WORK ORDERS

Call Type	Quantity	Call Type	Quantity
Water		Wastewater	
Main Line Repair	2	Lift Station	0
Water Leaks	2	Sewer Leaks	0
Service Line Repairs	0		
Meter Repair	0	Other	5
Plant Repairs	1		
Total Work Orders			10

COMPLIANCE UPDATES

Lead & Copper New Rule - Project ongoing to satisfy states requirements for unknown and lead possible lines.

Bacteriological Test Report Passing No E. coli or Coliform found

PROJECTS IN PROGRESS

Task	% DONE	DUE DATE	NOTES
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RESPECTFULLY SUBMITTED,

David Sutton | President
Innovative Operations, LLC

City of Shoreacres

MINUTES OF MEETING

Notice is hereby given that a Regular Meeting of the
City Council

Of the City of Shoreacres, Texas, was held on

Monday, November 10, 2025, at 06:00 PM

At which time the following subjects were discussed, to wit:

1.0 CALL TO ORDER / ROLL CALL: Members Present and Absent

- 1.1 Mayor Ramos, Alderman Bell, Alderman Hill, and Alderman Mitchell, all Present.
Absent was Alderman Greeson. We have a Quorum.

2.0 PLEDGES OF ALLEGIANCE

Texas Pledge:

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3.0 SPECIAL PRESENTATIONS

- 3.1 Chad Burke – Economic Alliance Houston Port Region

Mr. Burke was not present, but VP of Economic Development Chad Carson was who made the presentation as attached.

4.0 COUNCIL REPORTS & REQUESTS

- 4.1 Mayor Ramos asked the Council members if they had any announcements to make or anything to discuss.

Alderman Mitchell, Nothing; Alderman Hill, Nothing; Alderman Bell, Nothing

5.0 PUBLIC HEARINGS & PUBLIC COMMENTS

5.1 Public Comments

Mary Becker, 202 Fairfield

Tammy Hye-Knudson, 1006 Shore Acres Blvd.

Ed Ybarra, 145 Shadylawn

This is an opportunity for the public to address the council. Dialogue, deliberation, or discussion with council members on items that are not on the agenda is prohibited by law. Time for each speaker is limited to five minutes.

6.0 ADMINISTRATIVE REPORTS

6.1 City Manager's Report Harrison

Mr. Harrison gave the financial report as attached. Alderman Hill asked for an update of the audits. Mr. Harrison advised things were still in progress with the CPA and added he would be following up with her again.

6.2 Monthly Police Department Report Harrison

Mr. Harrison gave the monthly police report as attached stating typical month. He also gave an update of the homicide case that was filed with the DA's office and accepted.

Alderman Bell asked Mr. Harrison about the Halloween night incident at 1 Shore Acres Circle where a person from the Air BNB ran into the ditch on the circle and damaged the homeowner's property at 1 Shore Acres Circle. Mr. Harrison advised he would check into this.

6.3 Monthly Public Works Report Harrison

Mr. Harrison gave the public works report as attached

6.4 Emergency Medical Services Report Harrison

None received

7.0 BUSINESS

7.1 Minutes from October 13th and 27th meetings Anderson

Alderman Hill made a motion to accept the minutes as typed for October 13th and October 27th with a second from Alderman Mitchell. There being no questions or discussion, the motion passed.

7.2 Ordinance 2025-11-01 - Adoption of the 2024 international building code, 2026 NFPA 70 national electrical code, 2024 international plumbing code, 2024 international fuel gas code, 2024 international mechanical code, 2024 international residential code, 2024 NFPA PA 101 life safety code, and 2024 international swimming pool and spa code.

Alderman Hill made a motion to discuss Ordinance 2025-11-01 with a second from Alderman Mitchell. Discussion was held, there were no questions or further discussion, a vote was taken and the motion passed unanimously.

8.0 ADJOURNMENT Ramos

Mayor Ramos asked for a motion for adjournment, Alderman Hill made a motion with a second from Alderman Mitchell to Adjourn the meeting. Mayor Ramos adjourned the meeting at 6:56 pm.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Shoreacres, Texas is a true and correct copy of said Notice and that I posted a copy of said

Notice on the bulletin board at City Hall on November 04, 2025, at a place convenient and readily accessible to the general public at all times; to remain so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

DATED THIS: November 4, 2025



SHOREACRES, TEXAS

By: Bernie Anderson

Bernie Anderson – City Secretary, Shoreacres, Texas

The City Council of the City of Shoreacres reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

The City Council Chamber is wheelchair accessible and accessible parking spaces are available.

Requests for accommodation or interpretive services must be made at least two (2) working days prior to the meeting. Please contact the City Office at 281-471-2244 or fax 281-471-8955 for additional information.

I, the undersigned, do hereby certify this Notice of Meeting was removed from the City Hall bulletin board at 6:00 pm on November 11, 2025.

BY: _____

***** ZOOM MEETING INFORMATION *****

Meeting ID: 581 222 1796

Passcode: 430742

Phone number to call in: (346) 248-7799

**Discussion to amend Code of Ordinances/ Chapter 74-Zoning/ Article IV.-
Supplementary District Regulations/ Sec.74-287.-Lot Dimensions/ (4),
which currently reads:**

Sec. 74-287. Lot dimensions.

- (1) No lot in any district shall have less than 60 feet minimum frontage for a single-family dwelling.
- (2) No lot area shall be so reduced or diminished smaller than shown on the zoning map, unless otherwise provided by law, or by issuance of a variance granted by the board of adjustments commission, or as provided for in subsection (4).
- (3) It shall be unlawful to reduce or diminish the area of a lot or plat of which a plot plan has been filed or has been used as the basis of a permit, unless a revised plot plan showing the proposed changes in conditions shall have been filed and approved, provided that this shall not apply when the lot is reduced by reason of an approved public improvement.
- (4) Territory which has not been subdivided as of the date of this amended section shall, when subdivided, have not less than 100 feet minimum frontage per lot and have area not less than 12,000 square feet per lot.
- (5) Five feet along one or more sides of each lot shall be reserved for an easement for water, sewer, gas, and other utility lines. Any fencing or other obstruction shall be opened or removed by the property owners to permit access.

(Ord. No. 2002-16, § 8, 6-24-2002)

Proposing to amend this language to read:

“Territory which has not been subdivided as of the date of this amended section shall, when subdivided, have not less than 150 feet minimum frontage per lot and have area not less than 43,000 square feet per lot.”



ORDINANCE NO. 2025-12-01

CITY OF SHOREACRES, TEXAS

HERON PARK

An ordinance designating heron park as a “nature park and preserve”; providing definitions, purpose, and management objectives; providing for protection in perpetuity; and containing other provisions relating to the subject.

WHEREAS the City of Shoreacres and its citizens highly value the natural beauty of our small coastal community; and

WHEREAS Heron Park contains within its boundaries a representation of at least three ecosystems that have shaped our community, including Coastal Prairie Grassland, Riparian Forest, and Brackish Marsh (also known as Tidal Wetlands), which includes the tidal pond on the property connecting to Taylor Bayou; and

WHEREAS a formal study conducted by biologist Suzanne Simpson of the Galveston Bay Foundation has documented the importance of protecting and preserving these remnant ecosystems, including but not limited to stormwater mitigation; and

WHEREAS the City Council of the City of Shoreacres determines that the adoption of this ordinance is necessary to protect Heron Park from urban development in perpetuity by declaring it a “Nature Park and Preserve” as defined herein; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHOREACRES, TEXAS:

SECTION 1. DESIGNATION OF HERON PARK.

Heron Park is hereby designated and formally established as a “**Nature Park and Preserve**” for the citizens of Shoreacres, Texas, with the goal of preserving the mosaic of native ecosystems present within the park and providing co-benefits to the community, wildlife, and water quality.

SECTION 2. PROPERTY DESCRIPTION.

Heron Park consists of four (4) lots as described by the Harris County Appraisal District:

- **Lots 10, 11, 12, and 13 of Block 46, Harris County, Texas.**

These four lots are owned by the City of Shoreacres, Texas.

SECTION 3. DEFINITION OF “NATURE PARK AND PRESERVE.”

For purposes of this ordinance, the term “**Nature Park and Preserve**” shall mean:

A passive nature park established for the protection, enhancement, conservation, and sustainable use of natural landscapes, biodiversity, and ecological systems, while allowing for limited infrastructure development, regulated public access, recreational activities such as hiking and picnicking, and educational activities including nature, wildlife, and habitat study. A Nature Park and Preserve shall not be subdivided, or in any way changed by development and shall remain in its natural state in perpetuity.

SECTION 4. MANAGEMENT OBJECTIVE.

The management objective of the **Friends of Heron Park Committee** shall be to restore, create, and enhance the mosaic of native ecosystems present at Heron Park in alignment with the goals of preservation, ecological health, and sustainable public enjoyment.

SECTION 5. PROTECTION IN PERPETUITY.

The City of Shoreacres hereby declares that Heron Park:

1. **Shall not be sold, transferred, subdivided, or developed** for any purpose contrary to its designation as a Nature Park and Preserve.
2. **Shall remain in its natural state in perpetuity**, subject only to conservation efforts, ecological restoration, public safety measures, or limited passive-use improvements consistent with this ordinance.

SECTION 6. SEVERABILITY.

If any provision of this ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

SECTION 7. EFFECTIVE DATE.

This ordinance shall take effect immediately upon its adoption and approval.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2025, by the City Council
of the City of Shoreacres, Texas.

CITY OF SHOREACRES, TEXAS

By: _____ *Mayor*

ATTEST:

City Secretary