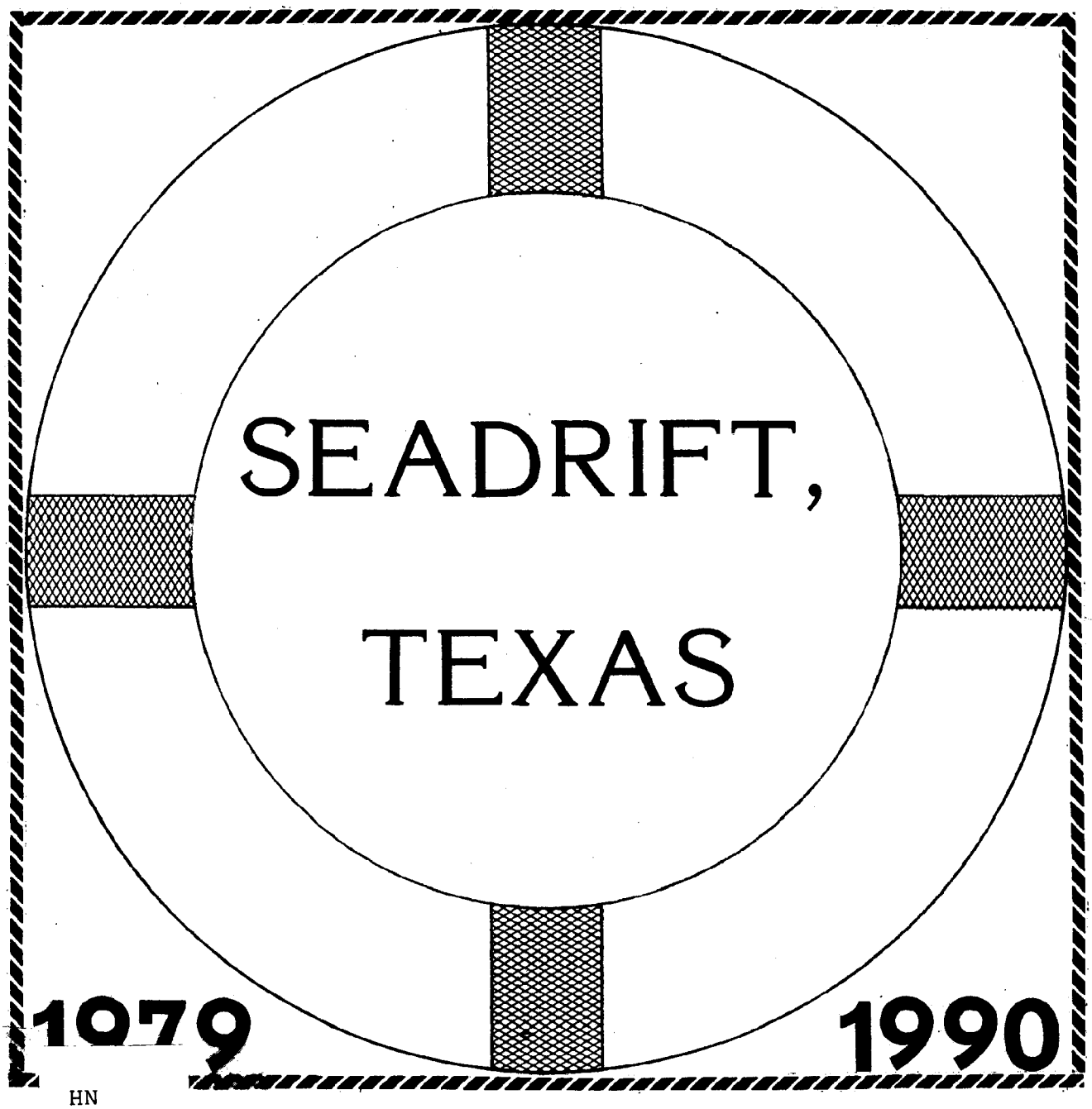
COMMUNITY DEVELOPMENT PLAN



HN
49
.C6
G65
1979

DEN CRESCENT COUNCIL
OF GOVERNMENTS

COMMUNITY DEVELOPMENT PLAN

SEADRIFT, TEXAS

1979 - 1990

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

Prepared by:

GOLDEN CRESCENT COUNCIL OF GOVERNMENTS

Regional Planning Staff:

Robert W. Burr, Executive Director
Patrick J. Kennedy
Brian Crabtree
Poyy Kwan
Dave Mason
Carol Conkey
Rhonda Stastny

Property of CSC Library

SEP 30 1997

The preparation of this report was financed by a grant under the Coastal Zone Management Act of 1972, as amended, administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, U.S. Department of Commerce, as administered in the State of Texas by the Governor's Budget and Planning Office.

SEADRIFT CITY COUNCIL AND STAFF

Mayor Rayburn Haynie

Alderman Walter Futch

Alderwoman Sue Blevins

Alderman Robert Chatham

Alderman Billy Tyson

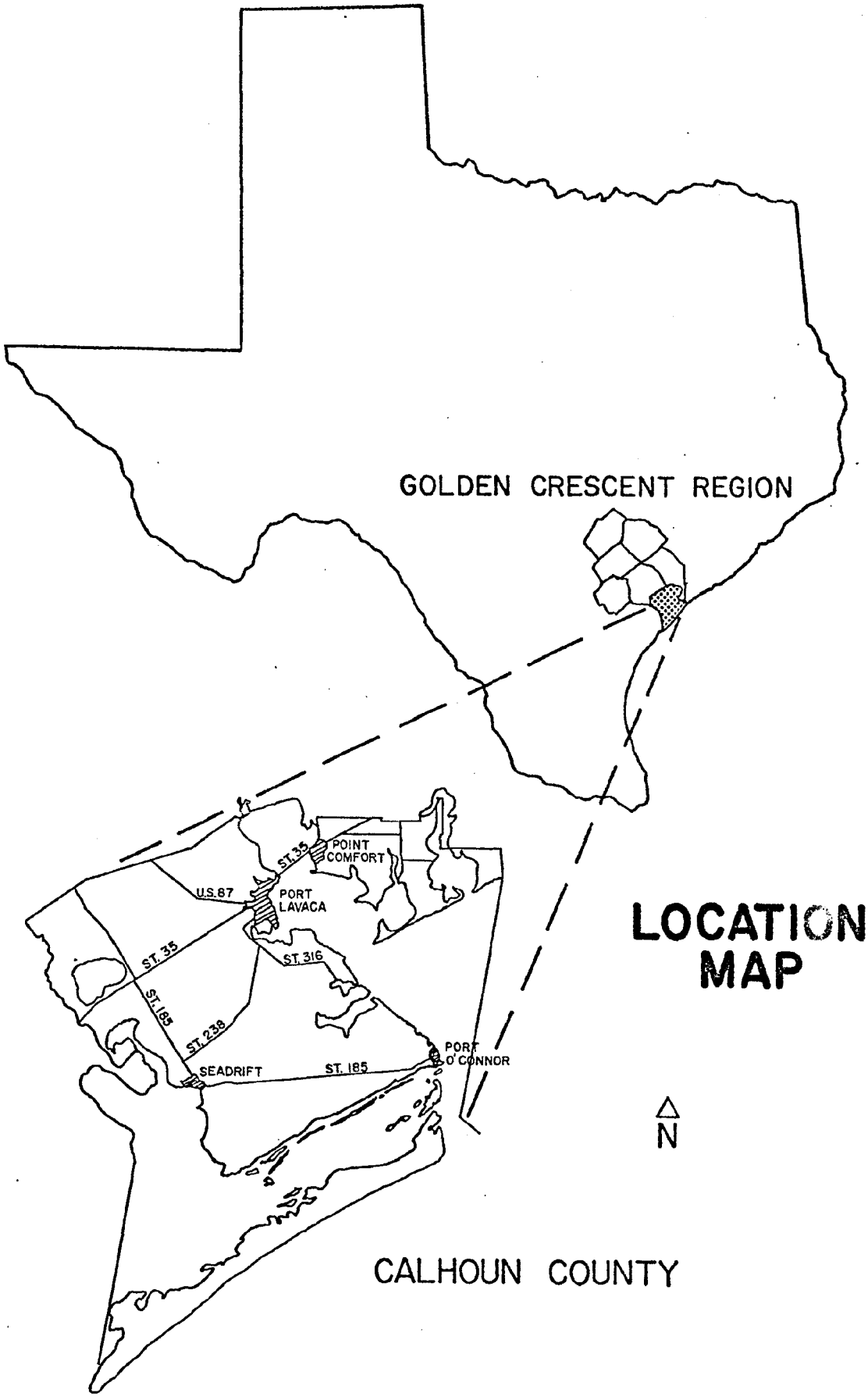
Alderman F. J. Cunningham

Ms. Georgie Taylor, City Secretary

Mr. Billy Wilson, Director of Public Works

TABLE OF CONTENTS

Title Page	i
Seadrift City Council	ii
Table of Contents	iii
Location Map	iv
List of Tables and Maps	v
INTRODUCTION	1
IMPACTS OF ENERGY RELATED-FACILITIES	3
BASE MAPPING	7
CITIZEN INVOLVEMENT	9
HOUSING	11
LAND USE	19
ECONOMY	24
APPENDICES	
Schedule of Work	25
Soils	27
Elevations	31
Population	34
Historic Preservation	54
Environmental Assessment	55



LOCATION MAP

LIST OF TABLES AND MAPS

		Page
Location Map		iv
Base Map		8
Table 1	Comparisons of Total Housing Stock	13
Condition of Structure Map		14
Table 2	1979 Survey of Housing Units	15
Table 3	1979 Type of Housing Stock	16
Land Use Map		20
Table 4	Total Existing Land Use	21
Soil Map		29
Elevation Location Map		32
Table 5	Past Population Growth Comparisons	34
Table 6	Natural Increase for Calhoun County 1970-1976	35
Table 7	Natural Increase for the Balance of Calhoun County 1970-1976	36
Table 8	Population Projections for Calhoun County 1975-1990	41
Table 9	Population Projections for Seadrift 1975-1990	42
Chart 1	City of Seadrift Population Projections 1975-1990	43
Chart 2	Population of Calhoun County, Texas 1910-1970	44
Table 10	Population by Age and Sex for Calhoun County 1950-1970	45
Chart 3	Age-Sex Pyramid for 1950 for Calhoun County	46
Chart 4	Age-Sex Pyramid for 1960 for Calhoun County	47
Chart 5	Age-Sex Pyramid for 1970 for Calhoun County	48
Chart 6	Age-Sex Pyramid Comparison 1960-1970 for Calhoun County	49

		Page
Table 11	Population by Age and Sex for the City of Seadrift	50
Chart 7	Age-Sex Pyramid for 1960 for the City of Seadrift	51
Chart 8	Age-Sex Pyramid for 1970 for the City of Seadrift	52
Chart 9	Age-Sex Pyramid Comparison for the City of Seadrift 1960-1970	53

INTRODUCTION

For years local officials have been concerned about the future of the City of Seadrift, a small fishing and tourism community located on San Antonio Bay some six miles from the Union Carbide Plant, and beginning in 1975, began to actively seek out professional advise on ways to improve the community.

In 1975 the Housing Authority of the City of Seadrift, Texas, was formed. The purpose of the Authority is to provide adequate housing to those persons, who for one reason or another, could not afford the type of housing needed.

Further, in 1976 the "Seadrift Housing Report" was prepared by the Golden Crescent Council of Governments to present existing conditions and make recommendations for future actions to increase the housing stock in the community.

Finally, in mid-1978 the City of Seadrift asked for and received funding for the development of a Comprehensive or Community Development Plan as part of the Calhoun County Coastal Energy Impact Program planning contract. The purpose of this plan is to present a direction to 1990 of necessary actions to make the City a continued desirous place to work and reside.

Besides providing a direction to guide future development of the City, the plan must show how the community will be impacted by new, proposed, or expanded energy-related facilities.

This document is the result of over nine months of field surveys, research and on-going civic meetings.

The foresight of the City in supporting this planning program is to be commended. However, it must be strongly emphasized that this plan is not an end to itself. To be useful, the City must develop the internal capacity to keep this document current and reflective of the wishes of a majority of the community.

Finally, the Golden Crescent Council of Governments would like to acknowledge

the cooperation of the City Council, its staff and interested citizens, without whose help the preparation of this plan could not have been possible.

IMPACTS OF ENERGY-RELATED FACILITIES

DEFINITIONS

This assessment of impacts is limited to an examination of the growth and the accompanying service needs that are expected to result from energy-related facilities. Public policy questions expected to arise from such growth are defined, but are not analyzed in detail. Likewise, an in-depth assessment of the environmental impact of energy-related facilities is also beyond the scope of this assessment.

The pertinent definitions are:*

COASTAL ENERGY ACTIVITY

a) The term "coastal energy activity" is limited to the following activities:

   (1) Any Outer Continental Shelf energy activity;
   (2) Any transportation, conversion, treatment, transfer, or storage of liquified, natural gas; or
   (3) Any transportation, transfer, or storage of oil, natural gas, or coal (including, but not limited to by means of any deep-water port)

b) An activity is a "coastal energy activity" only to the extent that:

   (1) The conduct, support, or facilitation of such activity requires and involves the siting, construction, expansion or operation of any equipment or facility; and
   (2) A technical requirement exists which necessitates that such siting, construction, expansion, or operation be carried out in, or in close proximity to, the coastal zone of any coastal State.

c) Such technical requirements are limited to:

   (1) Dependency on coastal waters;
   (2) Safety;
   (3) Proximity to oil, natural gas, or coal fields;
   (4) Location of markets;
   (5) Federal siting regulations or decisions; and
   (6) Type and amount of required land.

*Federal Register, 5/21/79, Page 29585. Part 931-Coastal Energy Impact Program, Subpart B, Sections 931.13 through 931.19.

SIGNIFICANTLY AFFECTED

The coastal zone of a coastal State is "significantly affected" by the siting, construction, expansion, or operation of an energy facility if such siting, construction, expansion, or operation:

(a) Causes or is likely to cause population changes in the coastal zone;

(b) Changes or is likely to change employment patterns in the coastal zone, including those in fishing and tourism;

(c) Damages or threatens to damage or degrade any valuable environmental or recreational resources in the coastal zone, including ambient air, water or noise quality, or any other Federal, State, or local environmental standard.

(d) Increased or threatens to increase risks to public health, safety, or real property in the coastal zone.

OUTER CONTINENTAL SHELF ENERGY ACTIVITY

(a) The term "Outer Continental Shelf energy activity" means:

(1) Any exploration for, or any development or production of, oil or natural gas from the Outer Continental Shelf; or
(2) The siting, construction, expansion or operation of any new or expanded energy facilities that are directly required by such exploration, development or production.

ENERGY FACILITY

(a) The term "energy facility" means any equipment or facility which is or will be used primarily:

(1) In the exploration for, or the development, production, conversion, storage, transfer, processing, or transportation of, any energy resources; or
(2) For the manufacture, production, or assembly of equipment, machinery, products, or devices which are involved in the activities described.

(b) The term includes:

(1) Electric generating plants;
(2) Petroleum refineries and associated facilities;

(3) Gasification plants;
(4) Facilities used for the transportation, conversion, treatment, transfer, or storage of liquified natural gas;
(5) Uranium enrichment or nuclear fuel processing facilities;
(6) Coal storage, transportation or transfer facilities;
(7) Drilling rigs, platforms, subsea completions, and subsea production systems;
(8) Construction yards for platforms and exploration rigs, pipe coating yards, bases supporting platforms and pipeline installation, and crew and supply bases;
(9) Oil and gas storage facilities;
(10) Marine pipeline systems;
(11) Oil and gas storage facilities;
(12) Facilities, including deepwater ports, for the transfer of petroleum;
(13) Facilities for geopressurized gas; and
(14) Terminals which are associated with any of the foregoing.

As was stated in the Introduction, the Coastal Energy Impact Program (CEIP) is sponsored by the Office of Coastal Zone Management, U.S. Department of Commerce.

Although Calhoun County could be significantly impacted as a result of energy-related and industrial facilities in the years to come, the City of Seadrift should expect minimal, if any, impacts as a result of these developments as will be shown in the Housing and Land Use sections.

This report is one of three sub-contracts in the County, and the other documents state that most home construction will occur primarily in and around the City of Port Lavaca or Victoria County.

In recent years there had been an influx of Vietnamese refugees moving into the City of Seadrift whose livelihood depended to a large extent on the seafood industry. At one time there were over one-hundred (100) Vietnamese residing in the City, and although living in cramped quarters, the City was able to provide necessary services. This in-migration was largely responsible for the increase in the total population

of the City, and further lends proof that the City is not experiencing rapid growth.

As will be mentioned several times throughout this document, the City of Seadrift has unlimited recreational potential because of its close proximity to the Gulf of Mexico. However, one determining factor is that the City is somewhat inaccessible due to the limited number of roads into the City.

The proposed Liquified Natural Gas (LNG) terminal appeared on the CEIP planning inventory meaning that this facility's impacts need to be assessed on the County and Cities. Since this facility is proposed to be located near Powderhorn Lake between Port Lavaca and Port O'Connor on Matagorda Bay it is believed little impact is expected on the City of Seadrift because past experience has shown that the City has not been greatly impacted by the development of other large facilities such as Union Carbide or the new Vistron plant.

Outer Continental Shelf (OCS) activity is also expected to have minimal impact on the City of Seadrift, but is expected to negatively impact the unincorporated town of Port O'Connor since at the present time OCS activities are originating from this area.

BASE MAPPING

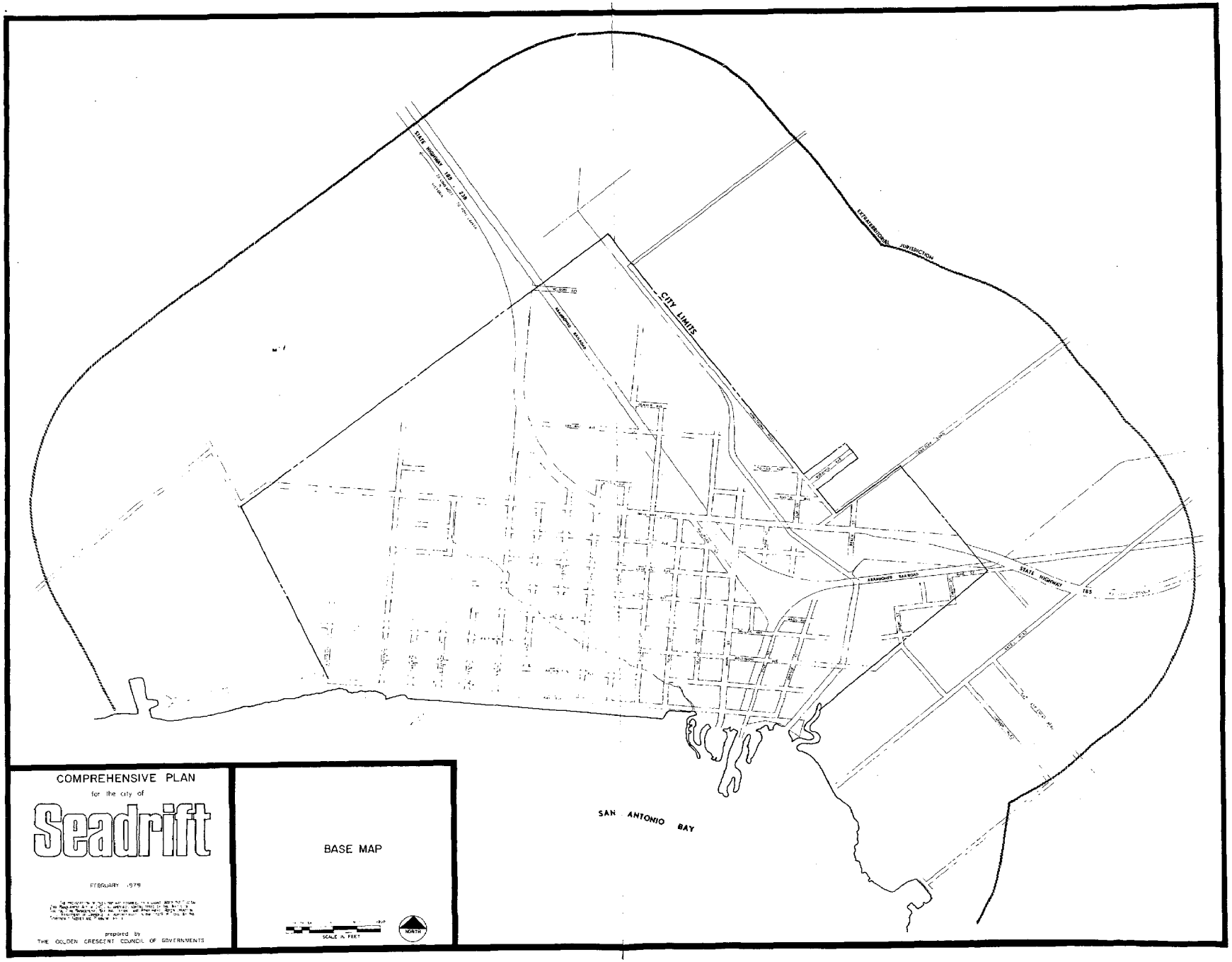
An accurate, up-to-date Base Map is important because it allows a large amount of information to be visualized quickly. The original Base Map developed for the City of Seadrift was developed as part of the "Seadrift Housing Report" in 1976. The revised Base Map on the following page was developed in 1979. It presents street names, city limit lines, part of San Antonio Bay, the abandoned railroad easement, directions, and the appropriate scale.

Also included on the Base Map is the City's Extraterritorial Jurisdiction (E.T.J.). The E.T.J. is defined under Article 970a, V.T.C.S., as that area beyond the corporate boundaries for which the City may, by ordinance, extend the application of ordinances controlling plotting and subdivision of land. For cities with a population of less than 5,000, the E.T.J. extends 1/2 mile beyond the city limits.

Data about conditions of housing structures, land use, and soils were recorded on the Base Map to show current conditions in the City. Each of the maps which are included in this document contains a key or description of what is presented on that particular map.

The Base Map presents only blocks and easements. Property lines are not shown and were not necessary for this study. Land use boundaries and the placement of housing structures are approximate; however, at this scale, field workers were able to obtain a high degree of accuracy.

The data presented in this document is the result of an on the ground survey. While no survey can be 100% accurate, it is estimated that at least 98% of the total land area in the study area was observed and classified as to land use. For housing it is estimated that over 95% of the total housing units have been observed and noted in the data.



COMPREHENSIVE PLAN

for the city of

Seadrift

FEBRUARY 1979

prepared by

THE GOLDEN CRESCENT COUNCIL OF GOVERNMENTS

BASE MAP

CITIZEN INVOLVEMENT

For any plan or program to be successful, it must involve and take into consideration the needs of the citizens affected. Soon after the Golden Crescent Council of Governments subcontracted with the City to develop a comprehensive or community plan, several meetings were held in an effort to inform and involve the citizens of the City of Seadrift.

Besides newspaper press releases on the planning activities, all citizens of the City received the request for citizen involvement form as shown on the following page. Several citizens responded to this request and consequently a Citizen Advisory Committee was formed.

The concerns of the citizens of Seadrift were numerous. Future planning activities should explore ways to answer the concerns listed later in this section as it was beyond the scope of this report to specifically list solutions to all the problems of the City.

Following is the listing in order of importance of those concerns listed by the Citizens of Seadrift:

1. Trafic, Transportation and Streets

Many streets in the City are in dire need of repair. Further, many of the stop and yield signs are missing, faded or are not at regulation height from the ground. Lastly, motorists are exceeding speed limits in the City.

2. Housing

As will be shown in the Housing section, few new homes are being built in the community.

3. Growth and Development

There is a lack of available lots to be developed and those lots that are available are expensive. If the City is to grow a diversification of the economy, as will be discussed in another section, is needed.

4. Community Facilities

Not enough recreational activities to do for the youth and the aged.

5. Public Safety

Need to mow and clean up vacant lots. There is also a need to clean and open ditches along streets. Unleashed, untaged dogs are still roaming the City.

6. Utilities

The same utilities that other larger cities have are needed

7. Parks and Recreation

More parks with restroom facilities are needed.

8. City Finances

Need more State and Federal grants.

9. Historic preservation & tourism

More tourism activities are needed.

10. Education

Encourage bi-lingual instruction.

HOUSING ELEMENT

The "Seadrift Housing Report" developed by the Council of Governments in 1976 was the first planning document prepared for the City of Seadrift. It contains much useful information and will to the extent possible be compared with Census and current field data.

The Housing Element of this document describes present conditions, and utilizes this information to predict allocations of housing units needed to serve the future population of Seadrift. This section will be integrated with the other sections to provide alternatives to the solving of the future needs in this community. All sections of this plan rely greatly on field research by the Golden Crescent Council of Governments and involvement and input from the citizens of Seadrift.

Analysis of Existing Data and Field Research

Over a several month period, a survey of all principal structures within Seadrift and its surrounding (extraterritorial jurisdiction - E.T.J.) area was conducted for the purpose of determining the condition of these structures.

The classification system utilized was developed by the Texas Department of Community Affairs - entitled "Housing Data Collection". Using ten (10) different comparisons consisting of the following items, three major categories were determined:

Appearance of Neighborhood

Appearance of Boundary of the Property

Appearance of Lawn and Shrubs

Condition of Roof

Condition of Exterior Wall Surfaces

Condition of Porch (if any) and Front Entryway

Condition of Doors and Trim Around Doors

Condition of Windows and Trim Around Windows

Evidence of Electricity

Evidence of Plumbing

The three categories are Standard, Deteriorating, Dilapidated and are defined as follows:

STANDARD. A housing unit which has no defects, or only minor ones, that can generally be corrected during the course of regular maintenance. Examples include lack of paint, slight damage to steps or porches, small hairline cracks in the walls, plaster, or chimney, torn screens, cracked window panes, slight wear of doorsills and frames, and broken gutters or downspouts.

DETERIORATING. A housing unit exhibiting a need for additional repairs that would normally not be provided during a regular course of maintenance. Such a unit has one or more deficiencies that are of intermediate nature that must be corrected if the unit is to continue providing safe and adequate shelter for the occupants. These signs of neglect, if left untended, will lead to rapid and unusually serious structural deterioration. Examples include holes, open cracks, rotted, loose, or missing materials over a small area of the foundation, wall, or roof; shaky or unsafe steps, rails, and porches; broken or missing window panes; loose, broken, or rotted stair treads or risers, missing bricks or cracks in the chimney.

DILAPIDATED. A housing unit that does not, in its present condition, provide safe or adequate shelter, and endangers the health, safety, and well-being of the occupants. Such a unit has one or more critical defects, or has a combination of intermediate deficiencies in sufficient number, or extent, to require considerable repair; or is of inadequate construction. The defects are either so critical or widespread that the structure will have to be extensively repaired, reconstructed, or demolished. Examples include holes, open cracks, loose, rotted or missing materials over a large area of the foundation,

walls, or roof; sagging roof ridges, eaves, or out-of-plumb walls; extensive damage caused by fire, storm, flooding, or termites. Inadequate original construction consists of shacks, huts, or tents; structures with makeshift walls, roofs, or constructed from packing boxes, scrap lumber, or tin; structures lacking foundations (walls resting directly on the ground); cellars, sheds, barns, garages, or similar structures that have been converted to living units.

On the "Condition of Structures" map, it can be visually seen which areas of Seadrift are comprised of standard as well as deteriorating and dilapidated units. Also included on the maps are the abandoned and vacant units. Their definitions are:

ABANDONED. A housing unit that is structurally unsound and unsafe for habitation. The occupants have left it because it is no longer a safe structure in which to live.

VACANT. A housing unit that is currently unoccupied which could be used for habitation depending on the amount of improvements that are needed, if any, and whether or not it is economically feasible to make the improvements.

The 1970 Census stated the total housing stock of Seadrift was 418 units. The "Seadrift Housing Report" indicated that the total has risen to 474 units. The survey conducted by GCCOG revealed that in June, 1979 the housing stock had risen to 574 units in the planning area. It should be noted here that this number includes 85 units found in the extraterritorial jurisdiction area.

Table 1

Comparisons of Total Housing Stock
CITY OF SEADRIFT 1970-1979

Year	Total Housing Stock	Units Occupied	Units Vacant	Vacancy Rate
1970[1]	418	347	37	9.6%
1976[2]	474	454	20	4.2%
1979[3]	574	558	16	2.8%

Sources: [1]U.S. Bureau of the Census, 1970.
[2]Seadrift Housing Report
[3]Field Surveys, January-June 1979

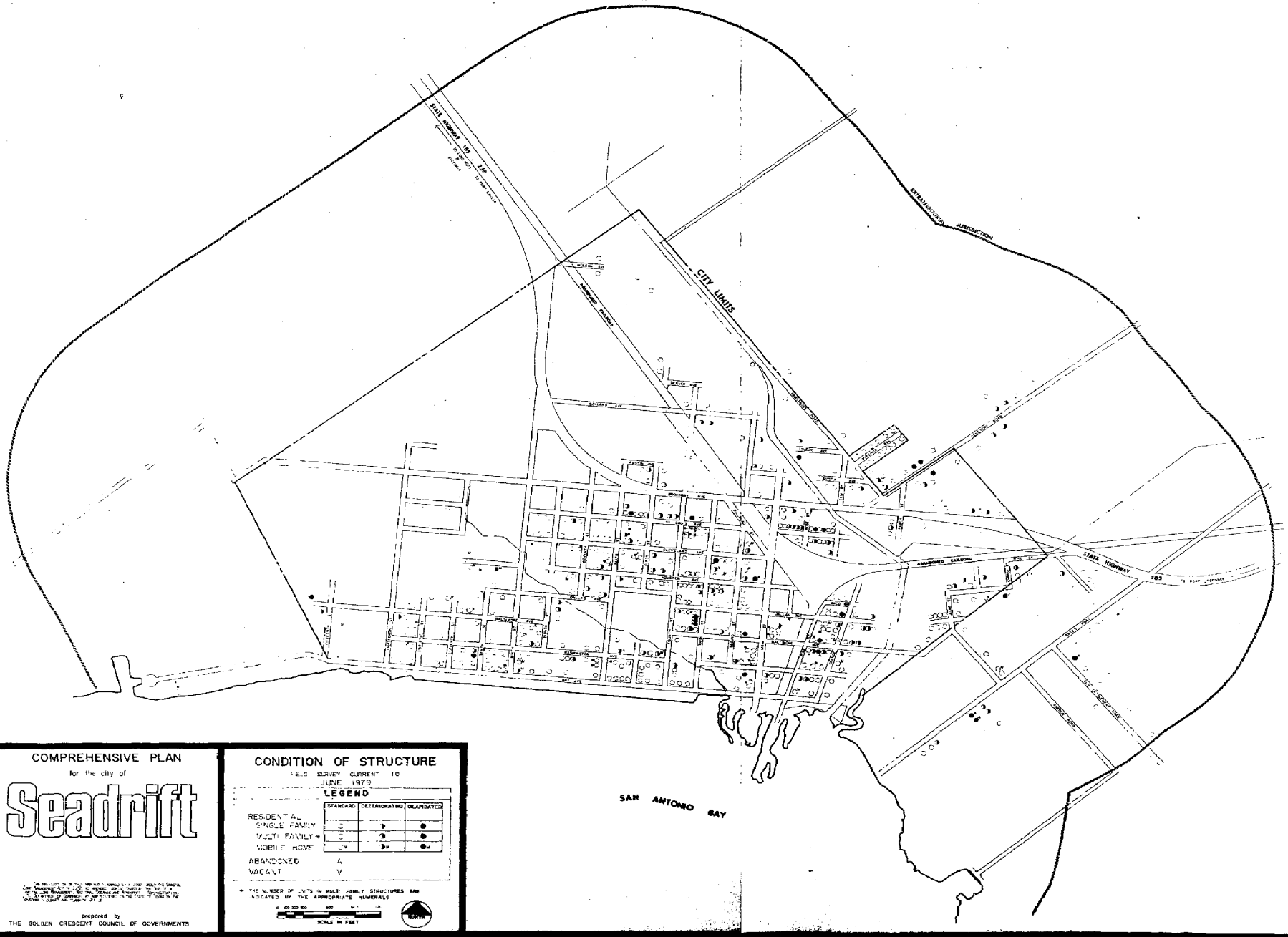

STATE HIGHWAY 185 - 238
CITY LIMITS
EXTRATERRITORIAL JURISDICTION
ABANDONED RAILROAD
STATE HIGHWAY 185
SAN ANTONIO BAY
COMPREHENSIVE PLAN
for the city of
Seadrift
prepared by
THE GOLDEN CRESCENT COUNCIL OF GOVERNMENTS
CONDITION OF STRUCTURE
FIELD SURVEY CURRENT TO
JUNE 1979
LEGEND
STANDARD
DETERIORATING
DILAPIDATED
RESIDENTIAL
SINGLE FAMILY
MULTI FAMILY *
MOBILE HOME
ABANDONED A
VACANT V
* THE NUMBER OF UNITS IN MULTI FAMILY STRUCTURES ARE INDICATED BY THE APPROPRIATE NUMERALS
SCALE IN FEET
NORTH

Table 1 gives the comparison of housing stock from census information in 1970 to survey information done in 1976 and 1979. Besides the fact that the stock has increased and the number of units occupied has increased, the vacancy rate has decreased substantially. In 1970 the vacancy rate was almost 10% while in 1979 it was under 3%. It would appear that not only have new units been developed and occupied but that available units previously vacant are also now occupied. The low vacancy rate, well under the State average, also indicates that there presently exists a 'tight' housing market.

Table 2

1979 Survey of Housing Units

CITY OF SEADRIFT

Category	Number	% of Total	Abandoned	Vacant
Standard	462	80%	3	0
Deteriorating	89	16%	2	0
Dilapidated	23	4%	10	1
Total Housing Units	574	100%		

Of the 574 units evaluated in the field survey, 462 units, or 80%, of the units were considered in Standard condition. The Deteriorating units category had 89 units or 16% of the total stock, while there were 23 Dilapidated units or 4% of the total stock. Assuming that dilapidated homes do not provide adequate shelter for its residents then it could be said that 96% of the homes in the planning area are serving the residents needs.

Table 3

1979 Type of Housing Stock

Category	Standard	Deteriorating	Dilapidated	Total	%
Single Family	409	83	23	515	90
Multi-Family	3*	0	0	3*	0
Mobile	50	6	0	56	10
Total	462	89	23	574	100

*denotes a total of 10 multi-family units within the city limits

Table 3 shows that a majority of the housing stock of the planning area is comprised of single family residences. Much of the new housing construction is comprised of single family residences, although multi-family units have also shown an increase.

Deteriorating and dilapidated units are scattered throughout the planning area, and residents of these units include all ethnic groups.

The state of the deteriorating and dilapidated conditions are caused by many circumstances:

Deterioration due to age.
Deterioration due to lack of upkeep.
Lack of standard housing that can be afforded by lower income groups.
Lack of city services.

Mobile Homes

The 50 mobile home units accounted for almost 10% of the total housing supply in the study area. Although this figure shows a decrease from the 1976 total of 59 units this type of home does at present comprise a significant part of the total stock. Subsequently, as the cost of new housing continues to rise, and the cost of repairs and utilities also

increases, mobile homes may constitute an increasing proportion of the total housing stock.

Because of the energy and industrial related activities in the County it is safe to assume that this form of housing would be sought after by the workers engaged in these activities.

The City should adopt and enforce a Mobile Home Ordinance. The sample ordinance included in the "Seadrift Housing Report" should be studied.

Fair Housing

The City of Seadrift does have a Fair Housing Ordinance. This ordinance prohibits discrimination in the sale, leasing, financing, or renting of housing to any person because of race, color, religion, sex or national origin.

Findings and Recommendations

In 1970 the City of Seadrift had a total of 418 housing units and a population of 1,092 persons. This computes to slightly under 2.6 persons per household.

Since there are virtually no housing vacancies in the area, as the total population increases additional units will be needed to satisfy the future population growth.

The Population section in the appendices presents a projection to the year 1990 of the number of persons expected to reside in the City. Based on this projection trends indicate that little difficulty should be experienced in meeting the additional housing need.

As will be shown in the Land Use section, there are numerous vacant lots that could be used for further development. At present there appears to be an unwillingness of several of the landowners to sell or make available these vacant lots which could hinder future development.

Recently the City of Seadrift entered into a contract with the Texas Department of Community Affairs to offer Section 8 Housing Assistance on a limited basis. This program is designed to assist qualified families in meeting their housing payments. Continued efforts at proceduring other Federal and State housing programs is strongly encouraged.

LAND USE

Existing Land Use

A Land Use Field Survey was conducted during June, 1979. In this survey, each parcel of land was observed and designated as one of the following six land use categories:

- Residential
  - Single Family
  - Multi-Family
  - Mobile Home
- Commercial
- Industrial
- Public and Semi-Public
- Agricultural
- Vacant Land

Each of these land use categories are shown on the following "Land Use Map" and are defined in Figure 1.

Table 4 presents the total land area devoted to each use in the study area. These totals and the data for the planning area provides a complete description of the distribution pattern and intensity of development in the City of Seadrift.

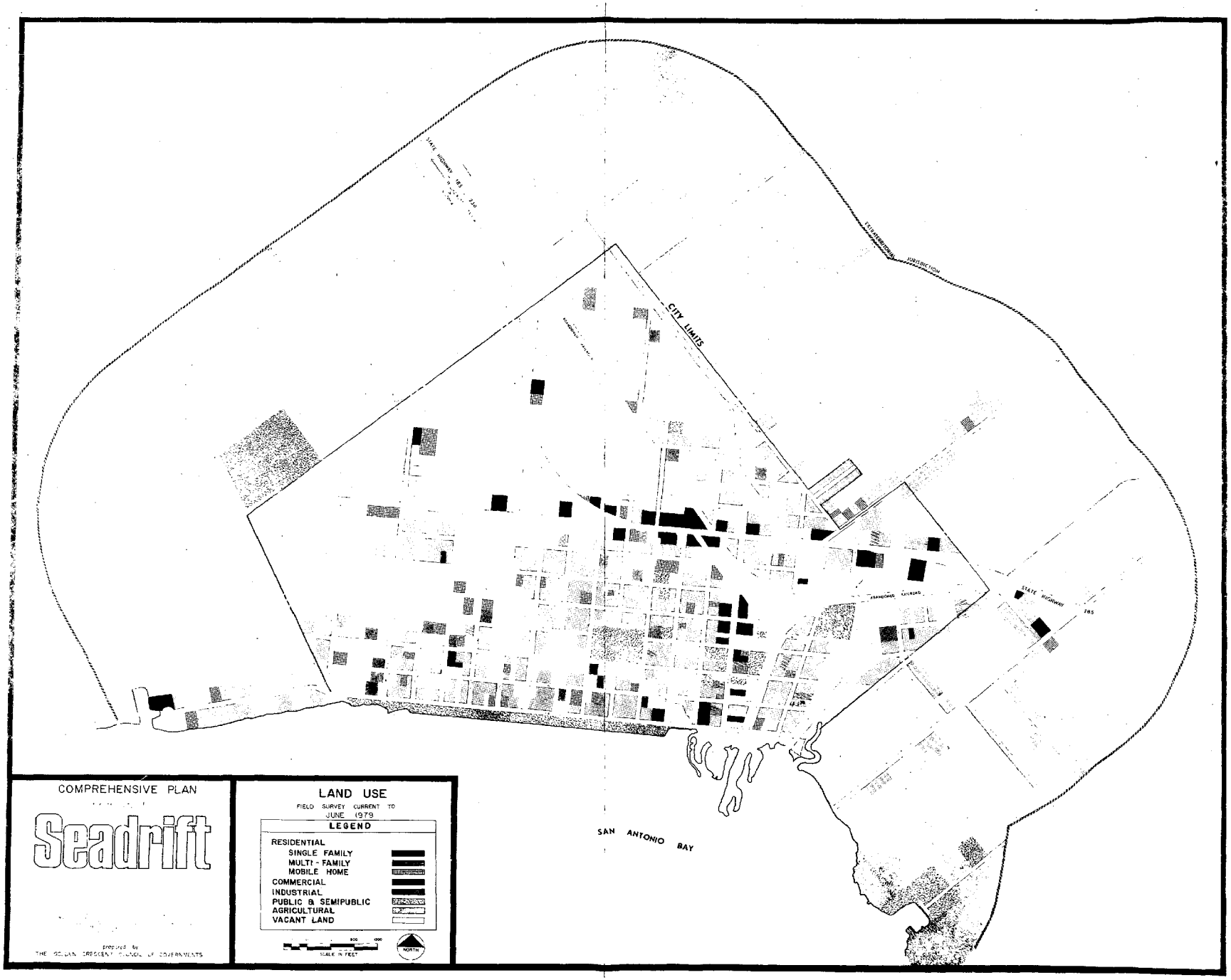
The total land area of the City of Seadrift and its Extraterritorial Jurisdiction (E.T.J.) is 2,401.94 acres. There are 192.61 acres of developed land and this land is predominantly Residential (69%).

Of importance to note is the lack of acres devoted to multi-family residences (3.47 acres), and industrial activity (1.08 acres).

Figure 1: Land Use Classifications

Single Family Residential - detached single family units only. Does not include single mobile homes.

Multi-Family Residential - duplexes and multi-family units.


COMPREHENSIVE PLAN
Seadrift
prepared by
THE GULF CRESCENT COUNCIL OF GOVERNMENTS
LAND USE
FIELD SURVEY CURRENT TO
JUNE 1979
LEGEND
RESIDENTIAL
SINGLE FAMILY
MULTI - FAMILY
MOBILE HOME
COMMERCIAL
INDUSTRIAL
PUBLIC & SEMIPUBLIC
AGRICULTURAL
VACANT LAND
SCALE IN FEET
NORTH
CITY LIMITS
EXTRATERRITORIAL JURISDICTION
STATE HIGHWAY 185
FRANCONIA RAILROAD
SAN ANTONIO BAY

Mobile Home - detached mobile homes and mobile home parks.

Public/Semi-Public - includes uses that involve the general public uses that provide service or benefit to the public. Includes churches, schools (public or private), government facilities and utilities, playgrounds, parks, public open space, day care centers (public and private), and similar uses.

Commercial - uses devoted predominantly to the sale of products and services. Includes retail businesses, shopping centers, parking lots, hotels, motels, repair services, offices, and storage areas associated with commercial use, and warehouses and storage yards associated with distributorships.

Industrial - uses devoted to light manufacturing including design, assembly, finishing, processing, and packaging of products and heavy manufacturing including such things as steel mills, electric power plants, refineries, tank storage areas, warehouses and waste areas associated with such uses are also included. Extractive industries (mining) are also included as are railroad storage yards and structures, and corrosive, explosive, or odiferous uses.

Note that the general facilities of private utilities are included under Public/Semi-Public. General facilities include structures and facilities other than business offices. Business offices of private utilities are included in "Commercial".

Agricultural - uses devoted primarily to the production of food or fiber, including cropland, developed pastureland and open rangeland.

Vacant Land - includes vacant lots or plots in platted subdivisions and lots or tracts in unplatted subdivisions or areas.

TABLE 4
TOTAL EXISTING LAND USE, JUNE 1979

	Acres	% of Total Developed Land
Single Family	168.69	
Multi-Family	3.47	
Mobile Home	20.45	
TOTAL RESIDENTIAL	192.61	69.29%
Commercial	23.52	8.46%
Public/Semi-Public	60.77	21.87%
Industrial	1.08	.38%
TOTAL DEVELOPED LAND	277.98	100.00%
Agriculture*	1,966.90	
Vacant Land	157.06	
TOTAL LAND AREA	2,401.94	

*Includes streets and Right of Way

Factors Influencing Future Growth

The "Land Use Map" shows that there is an abundance of vacant land that could be utilized for residential purposes. As explained elsewhere in this report, there is a hesitancy to develop this land thus potentially limiting the amount of land available for development.

Other factors that must be taken into consideration when discussing land use practices are:

Economic Growth -

Calhoun County is on the verge of an industrial boom which will create many new jobs and the need for increased housing. It is strongly felt that most of that growth will occur elsewhere in the county or possibly in neighboring counties.

Physical and Natural Elements -

Both physical and natural elements will influence the pattern of future development. Physical elements are those man-made structures such as State Highway 185, community facilities, residential and commercial structures, as well as the sea wall. Natural elements which must be considered are the topography and flood prone areas, as well as the preparedness for a hurricane.

Transportation -

State Highway 185 divides to an extent the north part of the community from the south. Commercial facilities locate on this route therefore taking advantage of access.

Topography -

One of the most important aspects when determining the developability of land in Seadrift is the topography. Seadrift does not have

steep slopes or a rugged terrain, but is rather flat and parts of the City are subject to flooding.

Flood Prone Areas -

A large segment of the City is subject to flooding, and before any structure is developed or site altered, consultation with the Building Official should be the nedessary first step.

Land Use in 1990

With the knowledge of existing land use and the above information on factors influencing future development, it is possible to forecast the expected pattern of development. This discussion is not meant to dictate future land use but, instead, presents what is expected to occur assuming that current trends continue. Private decisions and land use policies implemented by the City of Seadrift will ultimately determine the future land use pattern.

Future growth in Residential land use is expected to occur as in-fill of the available parcels of vacant land. The most desirous location expressed was close to the bay front.

Commercial growth is expected to occur along State Highway 185.

Current Industrial activity is limited, and most future activity is expected to occur in other parts of the county already experiencing this type of growth.

Although present Public/Semi-Public acreage is adequate, a small amount of growth in public facilities is needed. Consideration should be given to acquiring as much of the abandoned Railroad area as possible for recreational purposes.

ECONOMY

An indepth analysis of the economy of Calhoun County will be presented in "Population Growth in Calhoun County" for the Independent School District, which will be published soon.

The economy of the City of Seadrift is not very diverse. Fishing related activities appear to comprise a majority of the present economic activity.

Tourist potential is at present not maximized. This activity has great potential for the City, in that it does not take large expenditures to promote. Further, the feeling expressed by several residents that they did not want to see the City grow and experience many of the problems associated with growth, could be offset with tourism. This is so because tourism is a "clean" activity. The tourists would use the bays for recreational purposes, spend their money on gas, food, shells, postcards, and other such items and would eventually leave the community to return home. Efforts should begin to foster a closer relationship with the Chamber of Commerce and determine the feasibility of tourism promotion in the City of Seadrift.

SCHEDULE OF WORK

Scope of Work

The Golden Crescent Council of Governments agrees to assist the City of Seadrift in the developing of their Comprehensive or Community Development Plan under the Coastal Energy Impact Program.

To accomplish this update, specific activities are suggested:

1. Citizen Involvement

   The Regional Planning staff of the COG will coordinate activities with the City Council, Citizen's Committee, and any other interested group, and will keep these bodies abreast of all activities concerning the development of the Plan. Once completed and agreed upon, the finished Plan will be presented to the City Council for acceptance.

2. Deliverables

   The COG shall prepare elements of a general comprehensive plan, as specified below, to guide the future developments of the City of Seadrift. Also to be included is an analysis of the city's extraterritorial jurisdiction (E.T.J.). Specific elements to be completed by the COG include:

   Housing
   Land Use
   Economy
   Population
   Soils
   Energy
   Historic Preservation
   Environmental Assessment

Specific maps to be completed by the COG include:

Base Map
Condition of Structures
Existing Land Use
Future Land Use
Soils

The COG will also, to the extent possible, work with the City staff on preparing the following:

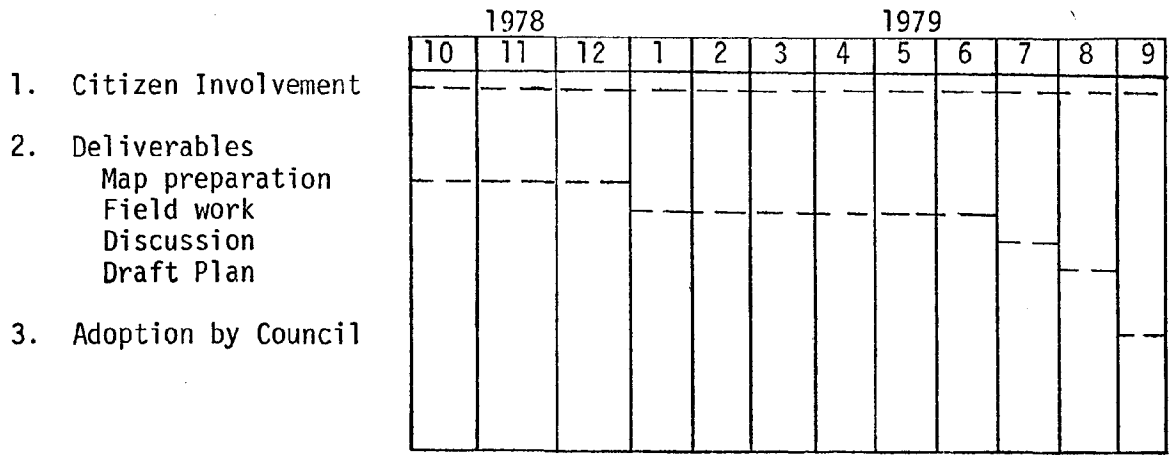
Water activities
Sewer activities
Surface Drainage activities
Capital Improvements
City Administration
Review of Ordinances

Once completed, all original maps and ample copies of the Plan will be presented to the City.

Time Table

The Golden Crescent Council of Governments could begin work on this project on October 1, 1978 and complete the work by September 30, 1979.

A specific time for each activity, mentioned above, is as follows:



SOILS

The general purposes of a soil survey are to study the soils and determine their physical, chemical, and mineralogical characteristics, to classify and name the soils in the nation-wide system of soil classification, to construct a soil map that shows the boundaries between different soil areas, and to interpret the soil map for users of soil surveys.

The soil survey's greatest asset is that it provides prior information to the utility superintendent, engineer, designer, city planner or construction contractor of obstacles and problems to expect.

ON-SITE INVESTIGATIONS ARE NOT ONLY DESIRABLE BUT ESSENTIAL. The nature and intensity of on-site investigations can be planned as indicated by the soil map and the accompanying soil interpretations. The soil survey is not intended to solve problems, but it is to be used for planning and as a starting point for on-site investigations. This does not lessen the usefulness of the survey, because the soil information can be carried from the drawing board and applied to the specific job at hand.

The "Soil Map" on the following page depicts the soils in and around the City of Seadrift. Since the "Soil Survey of Calhoun County, Texas", was issued in January 1978 by the U.S. Department of Agriculture, Soil Conservation Service in cooperation with the Texas Agricultural Experiment Station, it was decided not to duplicate this information.

For any information on soils or for a copy of the "Soil Survey" please contact:

Golden Crescent Council of Governments
Regional Planning Section
P.O. Box 2028
Victoria, Texas 77901
(512) 578-1587

Additional information is available
to the public by contacting:

Mr. Alfred Vander Stucken
Area Conservationist

or

Mr. Wesley Miller
Soil Scientist

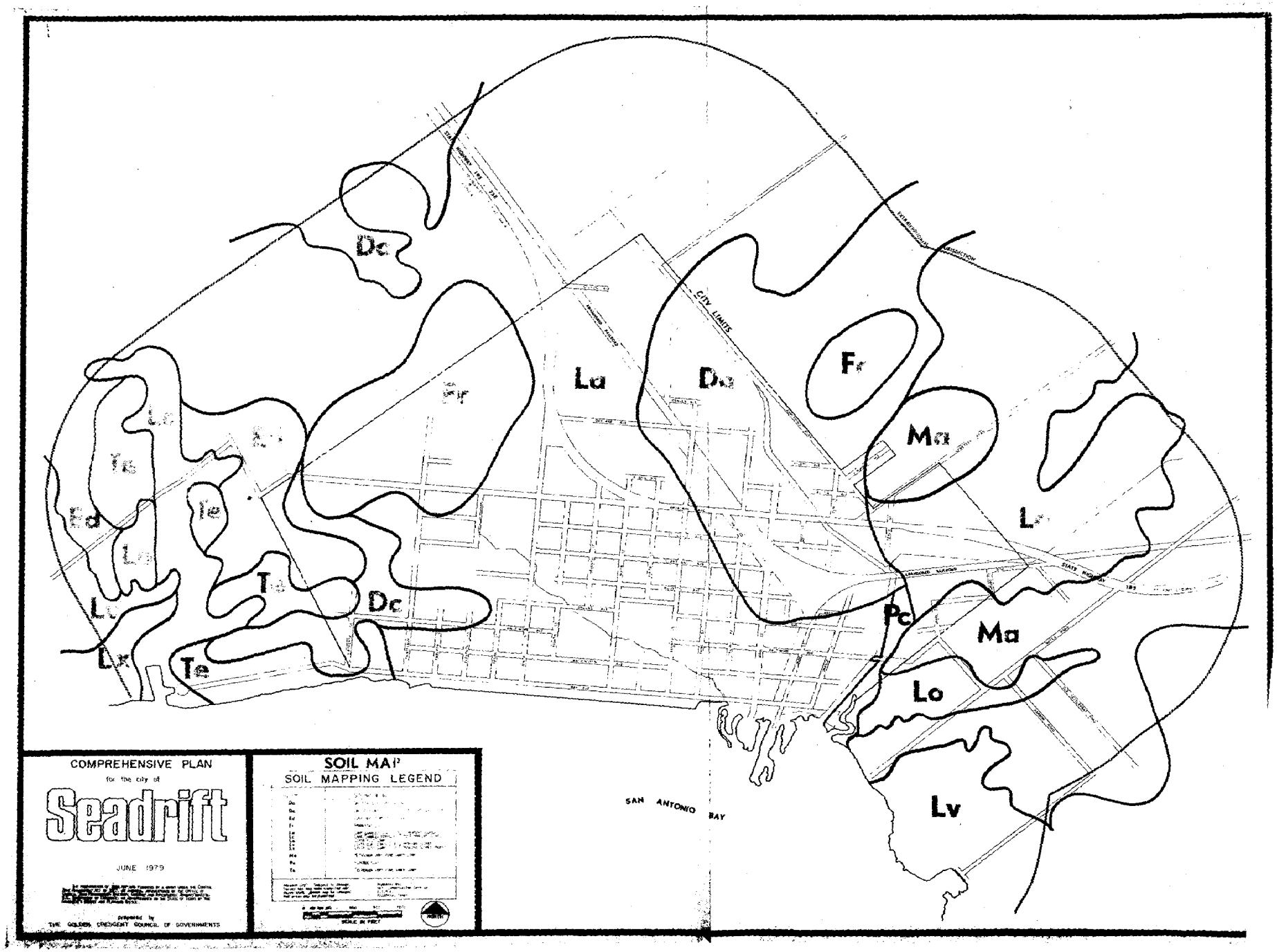
at the

Soil Conservation Service
United States Department of Agriculture
312 S. Main
Victoria, Texas 77901
(512) 575-2262

or

Port Lavaca Field Office
Soil Conservation Service
P.O. Box 744
Port Lavaca, Texas 77979
(512) 552-2969

Since the map has been reduced to be included in this document, the legend is unclear and has been recopied and is included in this section.


COMPREHENSIVE PLAN
for the city of
Seadrift
JUNE 1979
prepared by
THE GOLDEN CRESCENT COUNCIL OF GOVERNMENTS
SOIL MAP
SOIL MAPPING LEGEND
SCALE IN FEET
NORTH
CITY LIMITS
SAN ANTONIO BAY
Dc
La
Da
Fr
Ma
Lr
Pc
Lo
Lv
Te
Ed

SOIL MAPPING LEGEND

MAP SYMBOL	SOIL MAPPING UNIT
Da	Dacosta Clay Loam, Saline
Dc	Dacosta-Contee Complex, 0 to 1 Percent Slopes
Ed	Edna Very Fine Sandy Loam
Fr	Francitas Clay
La	Lake Charles Clay, 0 to 1 Percent Slopes
Lc	Lake Charles Complex, 3 to 8 Percent Slopes
Lo	Livia Silt Loam
Lv	Livia Clay Loam, 0 to 1 Percent Slopes
Lx	Livia Clay Loam, 2 to 5 Percent Slopes Eroded
Ma	Matagorda Very Fine Sandy Loam
Pc	Placedo Clay
Te	Telferner Very Fine Sandy Loam

Advance Copy - Subject to change. Survey has not been compiled nor correlated. Names may be changed and areas may be combined.

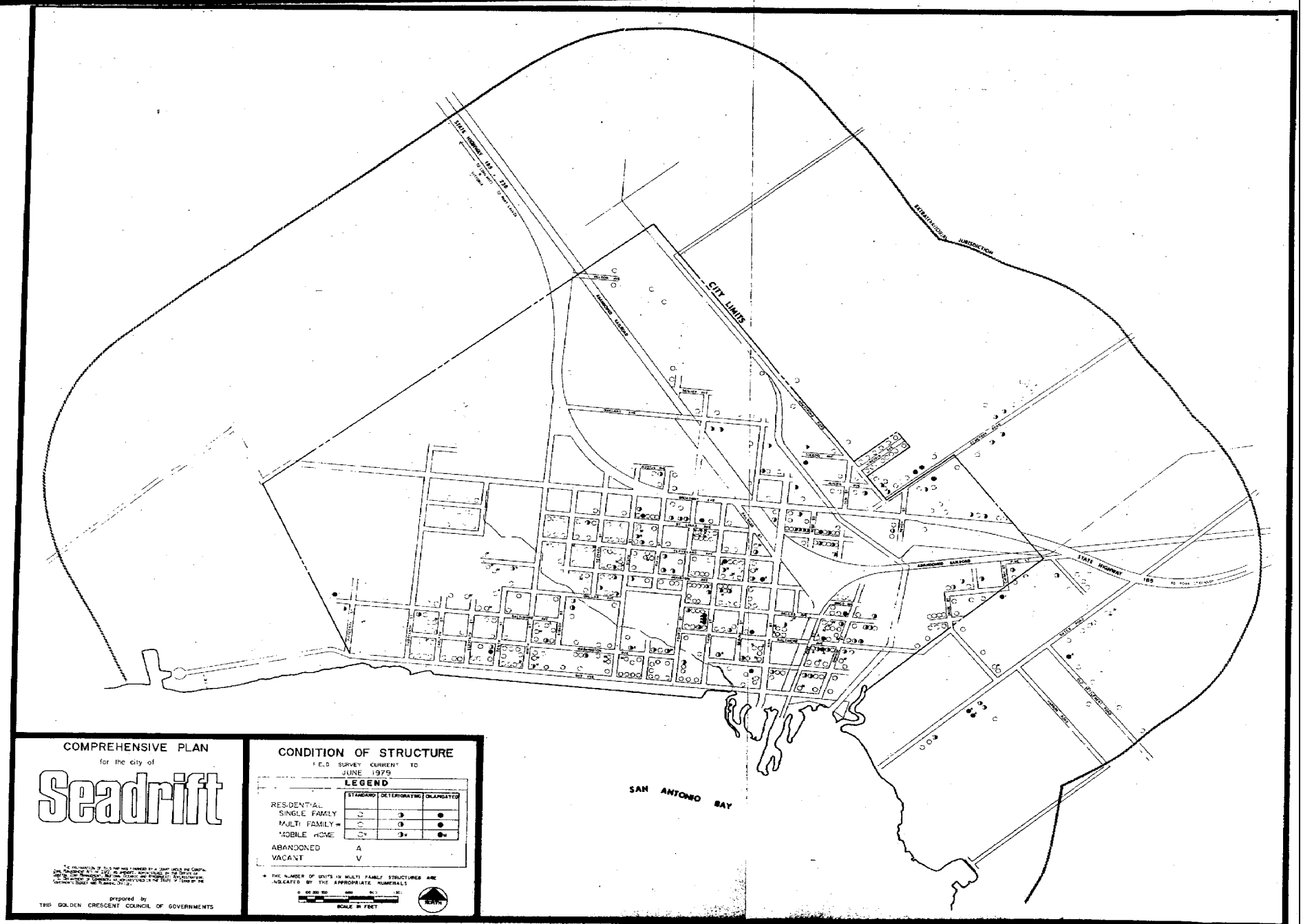
Prepared by:
Soil Conservation Service
U.S.D.A.
Victoria, Texas

ELEVATIONS

One of the first concerns voiced by the City when they entered this program was that there was a lack of information concerning elevations in and around the City. Since the City was participating in the National Flood Insurance Program before a building permit was issued the Building Official would need proof the structure was elevated as required by law and thus qualifying for the insurance. To determine how much the foundation of the structure would have to be raised a surveyor, the closest one being in Port Lavaca, would usually be contacted and hired to give this reading.

The "Elevation Location Map", found on the next page, gives elevations at the approximate intersection of most streets and avenues in the planning area. The Building Official has stated that it would be acceptable to interpolate from these readings on an individual basis when a new structure is to be developed.

Since the map has been reduced making the legend unclear, it has been recopied and is included in this section.



COMPREHENSIVE PLAN

for the city of

Seadrift

prepared by

THE GOLDEN CRESCENT COUNCIL OF GOVERNMENTS

CONDITION OF STRUCTURE

FIELD SURVEY CURRENT TO

JUNE 1979

LEGEND

	STANDARD	DETERIORATING	DILAPIDATED
RESIDENTIAL			
SINGLE FAMILY	○	◑	●
MULTI FAMILY *	○	◑	●
MOBILE HOME	○M	◑M	●M

ABANDONED A

VACANT V

* THE NUMBER OF UNITS IN MULTI FAMILY STRUCTURES ARE INDICATED BY THE APPROPRIATE NUMERALS

0 100 200 300 400 500 600

SCALE IN FEET

NORTH

ELEVATION LOCATION MAP

ALL INDICATED ELEVATION READINGS ARE TAKEN AT APPROXIMATE INTERSECTION OF TWO STREETS/ROADS/AVENUES.

REFER TO ELEVATION READINGS ON BAY AVENUE WEST OF FIFTEENTH STREET.

A

READING	LOCATION TAKEN
11.46	Center Line of Pavement at Power Pole on Right Going North
10.86	Center Line of Pavement at Power Pole on Right Going North
10.71	Center Line of Pavement at Power Pole on Right Going North
11.30	Center Line of Pavement at Power Pole on Right Going North
11.70	Center Line of Pavement at Power Pole on Right Going North
11.92	Center Line of Pavement at Power Pole on Right Going North
12.28	Center Line of Pavement at Power Pole on Right Going North
12.12	Center Line of Pavement at Power Pole on Right Going North
11.60	Center Line of Pavement at Power Pole Going North
8.52	Gravel Pavement at End of Cul-De-Sac

B REFER TO ELEVATION READINGS ON CEMETERY ROAD

ELEVATION READINGS ARE TAKEN AT INTERVAL DISTANCE OF EVERY 1000 FEET STARTING FROM THE CENTER LINE OF PAVEMENT AT INTERSECTION OF PEACH STREET AND CEMETERY ROAD.

C REFER TO ELEVATION READINGS*ON STATE HIGHWAY 185 (EAST OF HIGHWAY BRIDGE ON BROADWAY AVE.) SECOND ELEVATION READING* (8.20) IS TAKEN AT DISTANCE OF 650 FT. FROM BEGINNING OF NORTH END OF BRIDGE IN CENTERLINE OF HIGHWAY. SUBSEQUENT ELEVATION READINGS*ARE TAKEN AT INTERVAL DISTANCE OF EVERY 500 FT.

D REFER TO ELEVATION READINGS ON OLD SETTLEMENT ROAD. ELEVATION READING (13.88) IS TAKEN AT SECOND CURB-CUT OPENING ON LEFT GOING EAST.
ELEVATION READING (14.38) IS TAKEN AT FIRST CURB-CUT OPENING ON RIGHT GOING EAST.

POPULATION

Part of the County funding under the Coastal Energy Impact Program (CEIP) was to develop "Population Growth in Calhoun County" for the Independent School District. That report will contain a population analysis to the year 1990 for the City of Seadrift. Since that report is presently not published, the following excerpt from the "Population-Golden Crescent Region" developed in 1978 is included to give an indication of future growth.

CALHOUN COUNTY
INCLUDING THE CITY OF SEADRIFT

Growing at a positive rate (see Chart 2), Calhoun County in 1970 had 17,831 persons. The City of Seadrift, as is shown on Table 5, is growing far less rapidly on a percentage basis than the County.

Table 5

PAST POPULATION GROWTH COMPARISON
CALHOUN COUNTY, TEXAS 1950-1970

Year	Region	% Change	Calhoun County	% Change	Seadrift	% Change
1950	125,894		9,222			
1960	141,238	+12.2	16,592	+79.9	1,082	
1970	142,379	+ 0.8	17,831	+ 7.5	1,092	+0.9

SOURCE: U.S. Bureau of the Census, Census of Population.

When analyzing and predicting population, three initial indicators are usually considered--births, deaths, and migration. In the case of a natural increase, as is the case of Calhoun County and the City of Seadrift, in order for the total amount of population to increase the out-migration must be less than the natural increase.

Births and Deaths

Reviewing the births and deaths for the period of 1960 to 1976 for the County and City showed that for each of the seventeen years, there has been a NATURAL INCREASE IN POPULATION. The Texas Department of Health records for the births and deaths of the County and City for the period from 1971-1976 shows:

Table 6

NATURAL INCREASE FOR CALHOUN COUNTY 1970-1976

	1971	1972	1973	1974	1975	1976	Total
Total Births	383	332	348	302	306	319	1,990
White-Total	376	317	335	288	294	313	1,923
Male	191	173	167	153	144	161	989
Female	185	144	168	135	150	152	934
Negro-Total	7	15	13	14	12	6	67
Male	3	6	10	10	4	3	36
Female	4	9	3	4	8	3	31
Total Deaths	110	132	133	113	126	140	754
White-Total	103	125	124	102	122	135	711
Male	61	81	75	57	68	89	431
Female	42	44	49	45	54	46	280
Negro-Total	7	7	9	11	4	5	43
Male	4	3	5	7	1	4	24
Female	3	4	4	4	3	1	19

SOURCE: Texas Vital Statistics, 1971-1976; Texas Department of Health, Austin.

Table 7

NATURAL INCREASE FOR THE BALANCE OF CALHOUN COUNTY*1970-1976

Rural Data of Calhoun County
which includes Seadrift

	1971	1972	1973	1974	1975	1976	Total
Total Births	112	102	109	82	86	109	600
White-Total	112	102	108	81	86	109	598
Male	52	52	56	42	38	54	294
Female	60	50	52	39	48	55	304
Negro-Total	0	0	1	1	0	0	2
Male	0	0	0	1	0	0	1
Female	0	0	1	0	0	0	1
Total Deaths	35	55	53	36	49	61	289
White-Total	35	55	53	36	49	60	288
Male	19	34	33	23	29	43	181
Female	16	21	20	13	20	17	107
Negro-Total	0	0	0	0	0	1	1
Male	0	0	0	0	0	0	0
Female	0	0	0	0	0	1	1

SOURCE: Texas Vital Statistics, 1971-1976; Texas Department of Health, Austin.

Note: * City of Seadrift and County Balance is a combined figure

The explanation for this phenomenon can be attributed to the structure of the population. The women of Calhoun County and the City of Seadrift are in sufficient number at the child bearing ages, (usually considered the age between 15 and 44 years old); however, from 1960 to 1970 the percentage of women between the ages of 25 and 34 for Calhoun County, and between the ages of 25 and 44 for the City of Seadrift decreased as can be seen on the AGE-SEX PYRAMID COMPARISON 1960-1970, Charts 6 and

9. Although the number of females decreased between these ages, it can be further noted on the Age-Sex Pyramids that the number of females between the ages of 10 and 24 for Calhoun County and between the ages of 15 and 24 for the City of Seadrift substantially increased during the period of time between 1960-1970. Today these females are 18 to 32 years of age for Calhoun County, and are 23 to 32 years of age for the City of Seadrift, and are in prime child bearing ages.

Migration

After analyzing the 1950 to 1970 population by age and sex, it can be noticed that a change in migration patterns of the County residents has taken place.

As Table 5 shows from 1950-1960 the County experienced a 79.9% increase in population, and from 1960-1970, an increase of only 7.5%. However, for the period between 1960-1970 even though the County experienced a natural increase, (5,048 Births minus 1,122 Deaths=3,926 more persons), it also did experience an out-migration of almost 13.6% (-2,425 persons).

Other Factors

The Dependency Ratio gives an indication of the age makeup of the community. From 1950 to 1960, the ratio increased for the County, which suggests that by 1960 there was a proportionately higher increase in the dependent persons groups. From 1960 to 1970, the ratios decreased slightly for the County and the City of Seadrift. If decreasing, this would mean that the young and aged are depending less upon the working group.

The Index of Aging is found to be the number of persons 65 years old and over per 100 persons 19 years old and younger. Since 1960, this index decreased for both the County and City, but by 1970, this index ceased decreasing and gradually increased for both the County and City, meaning that the aged comprise more of a percentage total of the population than do youth. (This fact can be further seen by viewing the Age-Sex Comparisons for 1960-1970 on Charts 6 and 9.)

The Male-Female Ratio is defined as the number of males per 100 females. From 1950-1960, the County and the City of Seadrift had a gradual increase in ratio which means that there has been more men than women in the County and the City of Seadrift.

Using five different methods of population projection for the County and four for the City, as shown on Tables 8 and 9 on pages 41 and 42, the low and high projections from 1975 to 1990 for the County and the City of Seadrift can be seen. This information is graphically shown for the City of Seadrift on Chart 1, page 43.

It must be emphasized, however, that the substantial range in projections for the City of Seadrift to 1990 will to a large extent, depend upon the policies and decisions of the City fathers.

Based on current analysis, it is suggested that the County and the City will grow, but the question is by how much?

Employment Concerns

Several of the manufacturing industries in the region (chemicals and allied products), are centered in Calhoun County. Alcoa and Union Carbide, located in the County, provide employment for over 50% of the labor force.

The stable economy for Calhoun County can be attribured to the proximity of three plants: Alcoa, Union Carbide, and E.I. Dupont. These three plants have contributed greatly to the growth of Calhoun County and surrounding counties.

Since Calhoun County is on the Gulf of Mexico and has several zones capable of producing oil and gas, the area has had increased activity. Drilling companies and oil field service related industries will also use the area as an embarkation spot for offshore drilling.

Increased activities in the exploration and drilling industry have helped to reduce unemployment in the area.

The shrimping industries also play a role in the County's economy. Although the work is seasonal, pay is low and the shrimp packagers and cleaners employ a large number of unskilled persons, the industries have benefits for the economy.

Socio-Economic Patterns

The Golden Crescent Regional Manpower Plan shows 19% of the families earned less that $4,000 a year in 1970 and 36% earned more than $10,000; the median family income in Calhoun County in 1970 was the highest in the region at $8,353.

Calhoun County also has the youngest median age of the residents (23.3 years) than the rest of the rural counties. Lavaca County has the highest median age at 42.3 years.

Aging Concern

One of the most common demographic characteristics in Calhoun County is the large percentage of elderly citizens.

According to a report published by the Governor's Committee on Aging, Calhoun County had the highest percentage increase (56.7) in population of persons 60 years and over between 1960 and 1970.

Ethnic Composition

Calhoun County in 1970 had a racial and ethnic breakdown of 61.2% Anglo and other, 4.4% Black, and 33.4% Spanish-American.

Population Concern

Both City and County, as mentioned earlier, are experiencing a natural increase in population. Therefore, the indicator to be looked at more thoroughly is migration. Will the exploration and drilling activities cause an in-migration of people? The concern is what age and sex are anticipated to in-migrate and what type of service will be needed by these people?

Housing Concerns

A concern facing the City of Seadrift is satisfying the future housing demands. In order for people to in-migrate to this area, adequate housing must be available before persons can move here.

Other Concerns

Adequate provision of utilities and other City and County services must not only be supplied for the existing population, but action must be taken to insure that the future population will also be provided services.

With growth also comes many of the social concerns experienced by larger areas.

Summary

Calhoun's growth pattern has significantly deviated in the past, because of location, land use, and age distribution differences.

Calhoun County also has become one of the growth counties because of its large industrial increases. The future of the County and the City definitely appears bright.

Table 8

POPULATION PROJECTIONS FOR CALHOUN COUNTY 1975-1990

Population Projection Contributor	Census 1970	1975	1980	1985	1990	20 Year % Change
Arithmetic[1]	17,831	19,321	20,811	22,301	23,791	+33
Quadratic Regression[2]	17,831	21,731	24,764	28,035	31,543	+77
TWDB[3]	17,831	18,366*	18,900	20,600*	22,300	+25
GCCOG[4]	17,831	19,701	21,571	23,441	25,311	+42
GCCOG[5]	17,831	20,506	23,181	25,856	28,531	+60

SOURCES:

1 This method of projection is based on historical data. By taking the difference between 1940 and 1970 and dividing the sum by the number of periods observed, gives this numerical value.

2 Using quadratic regression of this second order, this method of projection is a mathematical computation and was developed by the Institute of Statistics at Texas A&M University for our analysis.

3 Texas Water Development Board, "Population Projections", November, 1976. Odd years marked by a (*) were interpolated by the GCCOG.

4 Golden Crescent Council of Governments using 210 persons natural increase plus 164 persons in-migration for every year.

5 Golden Crescent Council of Governments using 300 persons natural increase plus 235 persons in-migration for every year.

Table 9

POPULATION PROJECTIONS FOR SEADRIFT 1975-1990

Population Projection Contributor	Census 1970	1975	1980	1985	1990	20 Year % Change
Arithmetic[1]	1,092	1,097	1,102	1,107	1,112	+ 2
GCCOG[2]	1,092	1,132	1,172	1,212	1,252	+15
GCCOG[3]	1,092	1,157	1,222	1,287	1,352	+24
GCCOG[4]	1,092	1,167	1,242	1,317	1,392	+27

SOURCES:

1 This method of projection is based on historical data. By taking the difference between 1960 and 1970 and dividing the sum by the number of periods observed, gives this numerical value.

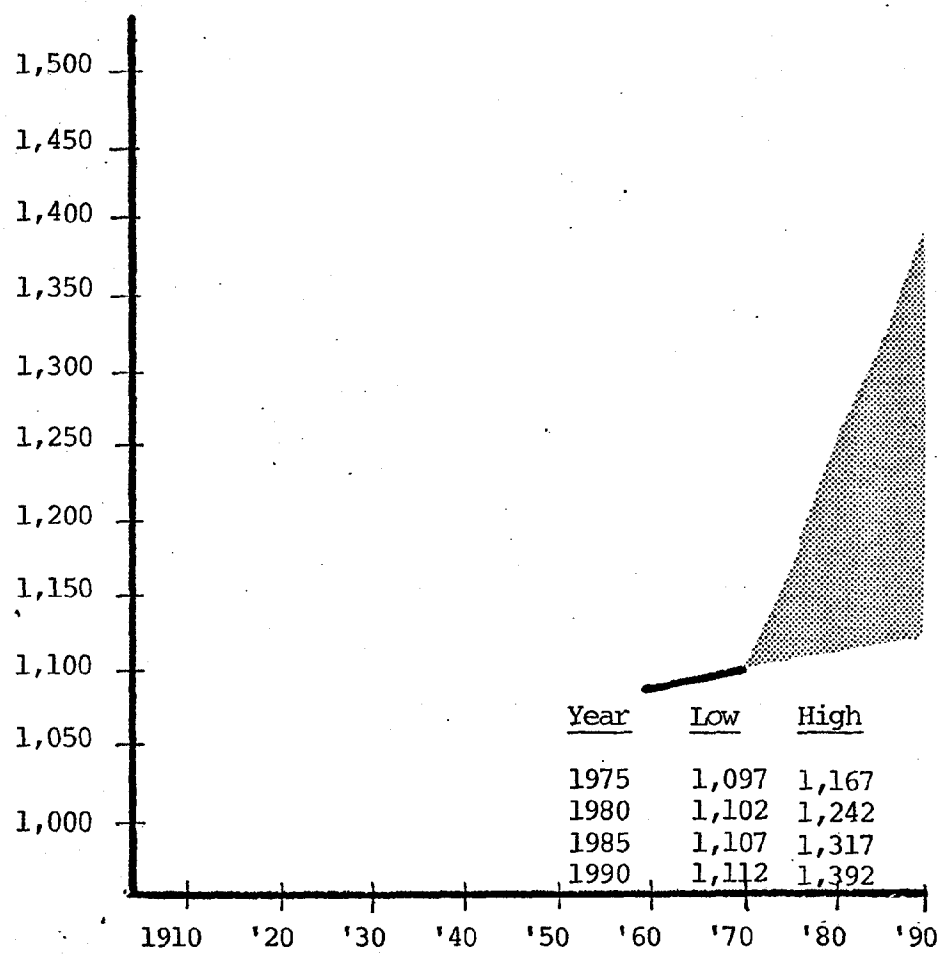
2 Golden Crescent Council of Governments using 20 persons natural increase minus 12 persons out-migration for every year.

3 Golden Crescent Council of Governments using 35 persons natural increase minus 22 persons out-migration for every year.

4 Golden Crescent Council of Governments using 45 persons natural increase minus 30 persons out-migration for every year.

CHART 1

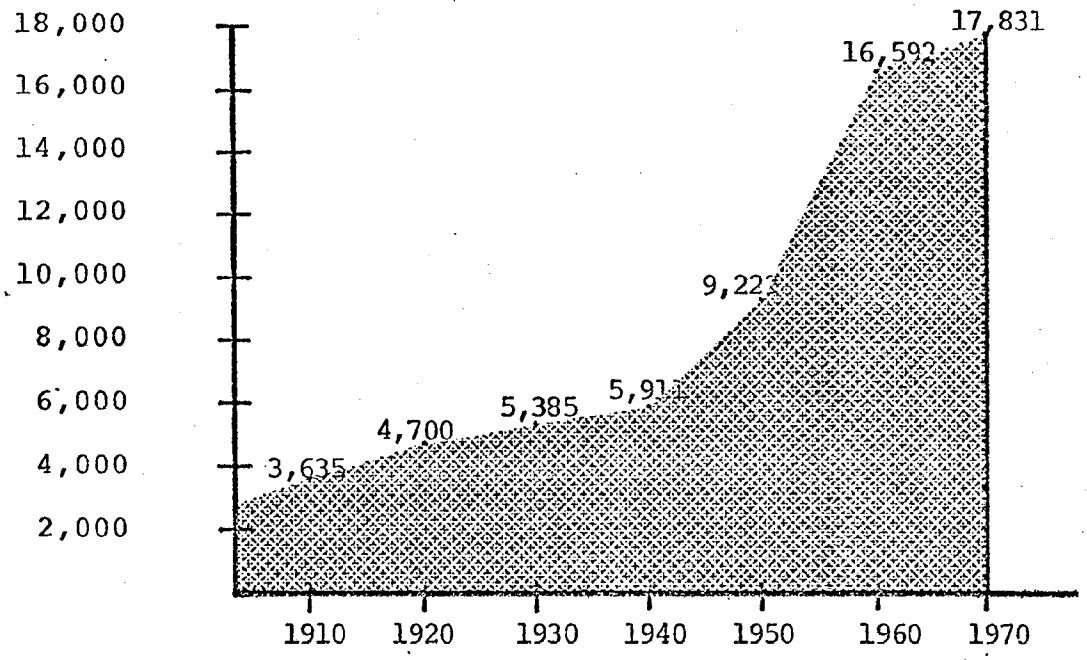
CITY OF SEADRIFT
POPULATION PROJECTION 1975-1990



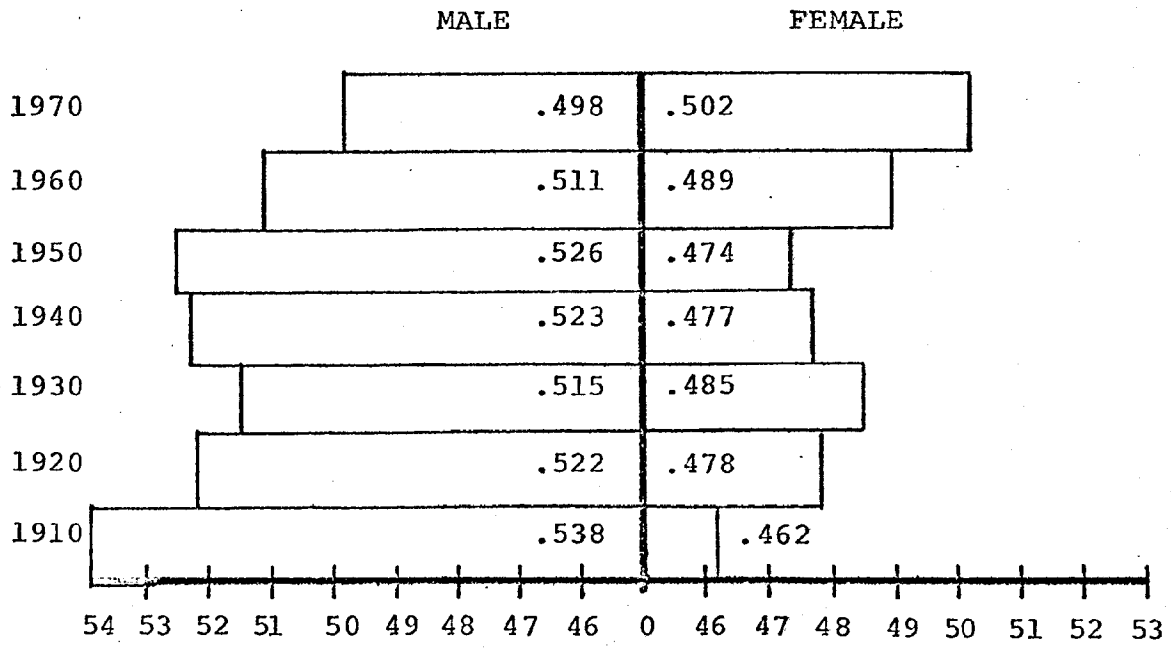
Year	Low	High
1975	1,097	1,167
1980	1,102	1,242
1985	1,107	1,317
1990	1,112	1,392

Chart 2

POPULATION OF CALHOUN COUNTY, TEXAS
1910-1970



SEX DISTRIBUTION
CALHOUN COUNTY, TEXAS



Source: U.S.Bureau of the Census, Census of Population.

Table 10

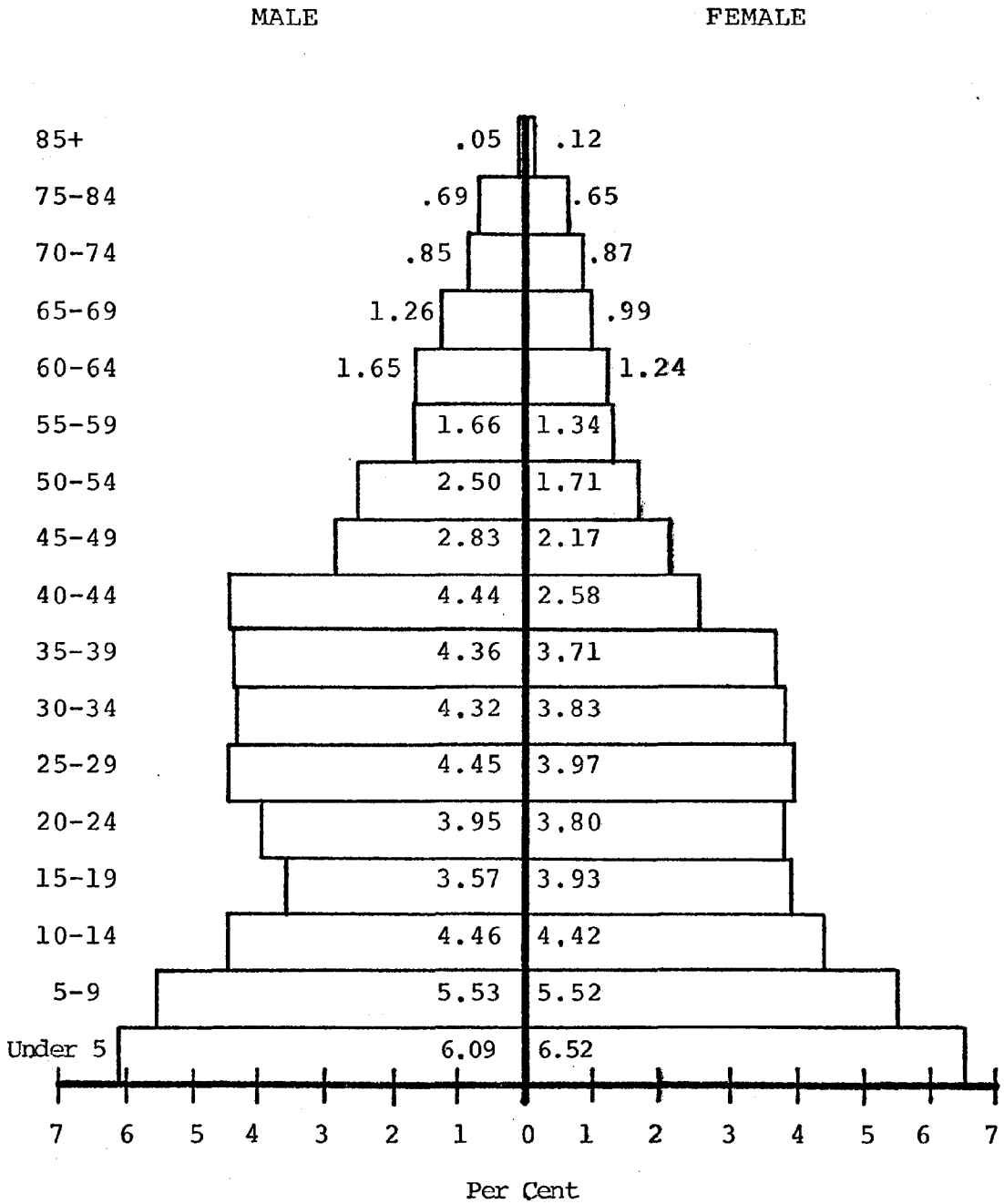
POPULATION BY AGE AND SEX
CALHOUN COUNTY, TEXAS

Classification	1950[1]	1960[2]	1970[3]
Total Population	9,222	16,592	17,831
Male	4,855	8,480	8,879
Female	4,367	8,112	8,952
Total Under 5	1,163	2,540	1,776
Male	562	1,266	893
Female	601	1,274	883
Total 5-9	1,019	2,328	2,196
Male	510	1,185	1,091
Female	509	1,143	1,105
Total 10-14	819	1,810	2,244
Male	411	899	1,146
Female	408	911	1,098
Total 15-19	691	1,259	1,859
Male	329	659	947
Female	362	600	912
Total 20-24	714	1,027	1,272
Male	364	492	622
Female	350	535	650
Total 25-29	776	1,299	1,151
Male	410	635	556
Female	366	664	595
Total 30-34	751	1,310	1,029
Male	398	679	490
Female	353	631	539
Total 35-39	744	1,195	1,132
Male	402	648	539
Female	342	547	593
Total 40-44	647	948	1,189
Male	409	513	601
Female	238	435	588
Total 45-49	461	818	976
Male	261	422	508
Female	200	396	468
Total 50-54	389	609	823
Male	231	350	431
Female	158	259	392
Total 55-59	277	469	648
Male	153	245	327
Female	124	224	321
Total 60-64	266	311	543
Male	152	155	287
Female	114	156	256
Total 65-69	207	271	381
Male	116	140	178
Female	91	131	203
Total 70-74	158	188	242
Male	78	92	108
Female	80	96	134
Total 75-84	124	177	300
Male	64	84	126
Female	60	93	174
Total 85 and Over	16	33	70
Male	5	16	29
Female	11	17	41

SOURCE:
1. U.S. Bureau of the Census, Census of Population: 1950, "Characteristics of the Population", Texas, Table 41, p. 43-165.
2. U.S. Bureau of the Census, Census of Population: 1960, "General Social and Economic Characteristics", Texas, Table 27, p. 45-188.
3. U.S. Bureau of the Census, Census of Population: 1970, "General Population Characteristics", Texas, Table 35, p. 45-279.

Chart 3

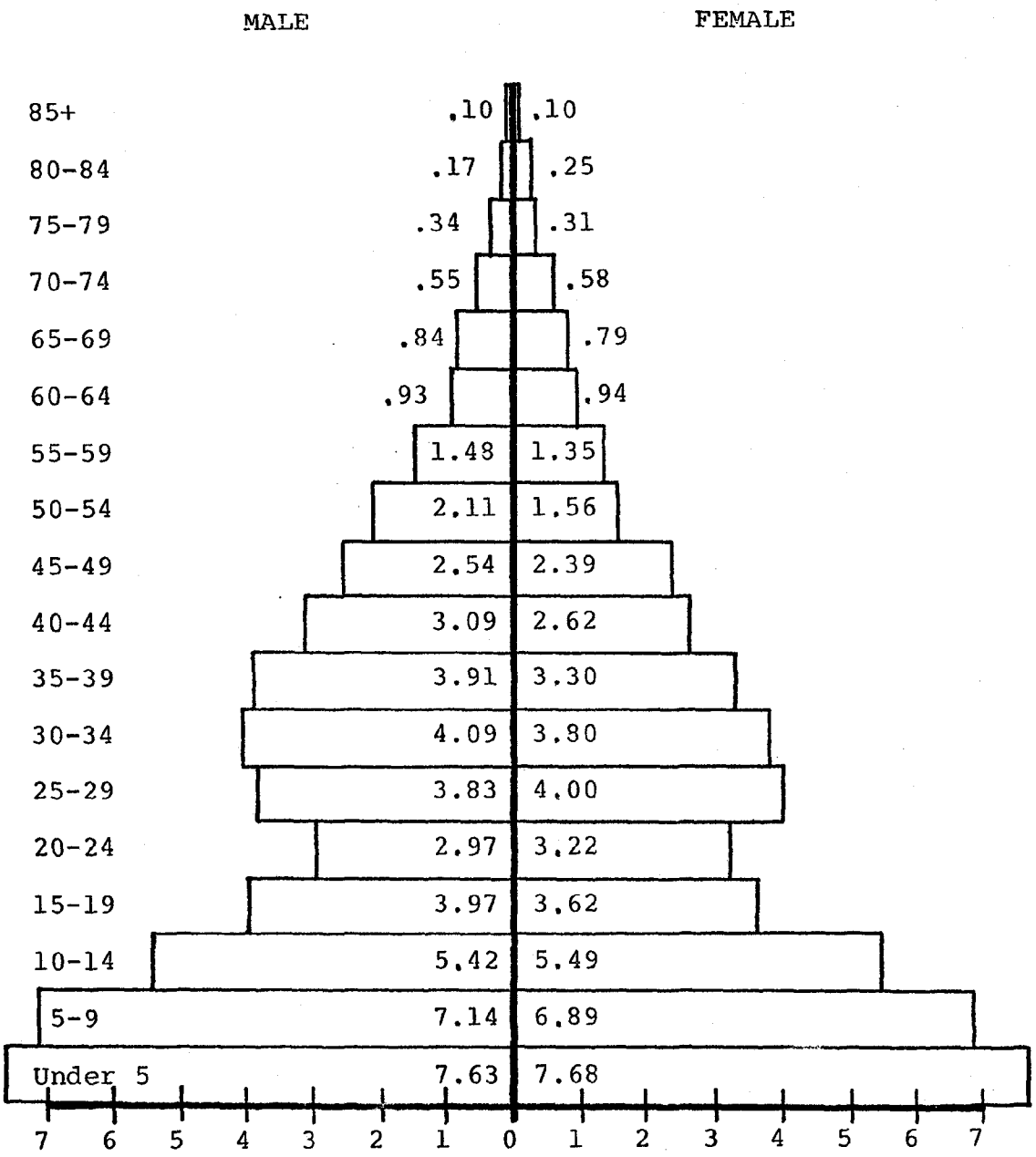
AGE-SEX PYRAMID FOR 1950
CALHOUN COUNTY, TEXAS



Source: U.S. Bureau of the Census, Census of Population: 1950, "Characteristics of the Population", Texas, Table 41, p. 43-165.

Chart 4

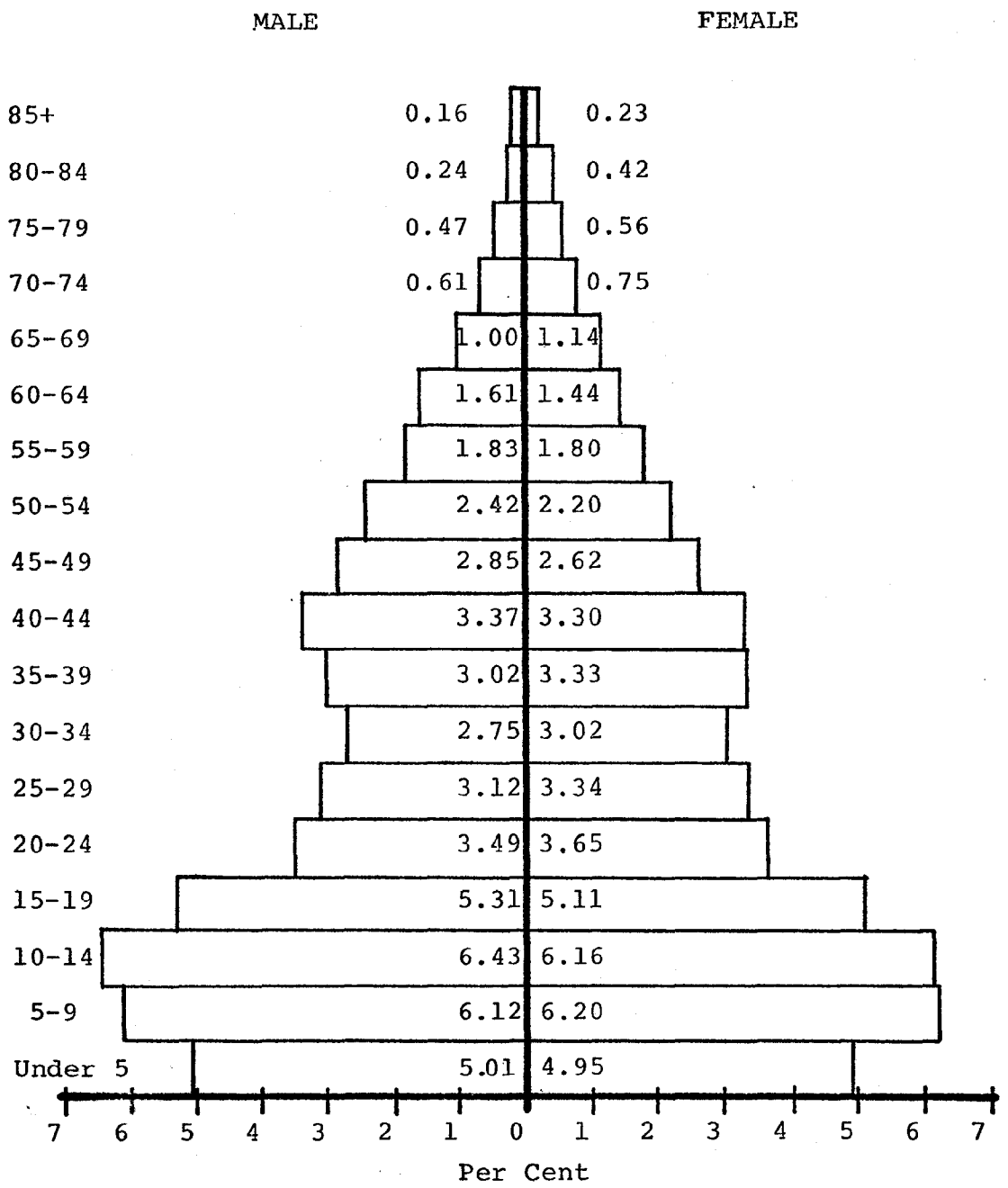
AGE-SEX PYRAMID FOR 1960
CALHOUN COUNTY, TEXAS



Source: U.S. Bureau of the Census, Census of Population: 1960, "General Social and Economic Characteristics", Texas, Table 27, p. 45-188.

Chart 5

AGE-SEX PYRAMID FOR 1970
CALHOUN COUNTY, TEXAS



Source: U. S. Bureau of The Census, Census of Population: 1970, "General Population Characteristics", Texas, Table 35, p. 45-279.

Chart 6

AGE-SEX PYRAMID COMPARISON 1960-1970
CALHOUN COUNTY, TEXAS

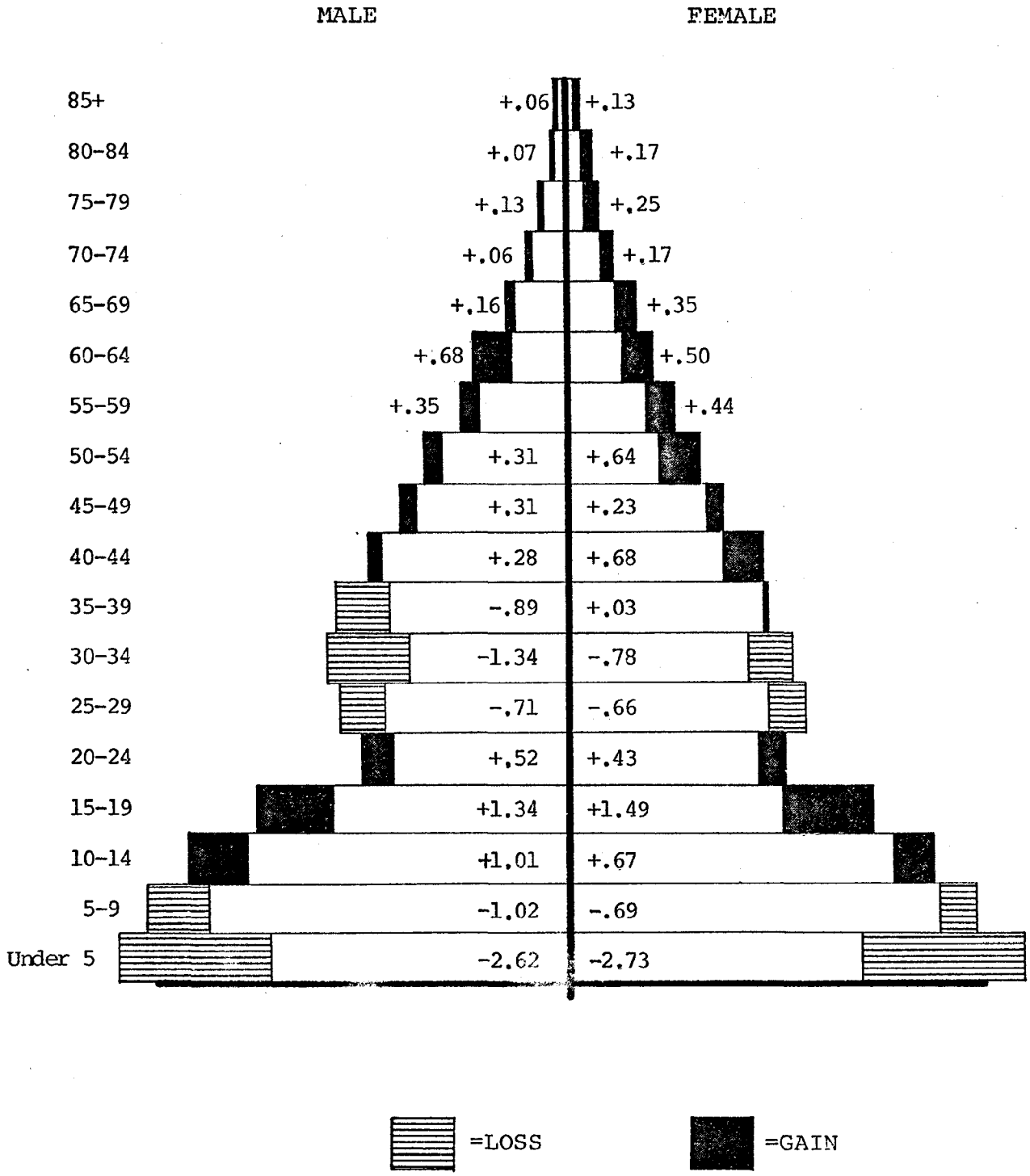


Table 11

POPULATION BY AGE AND SEX
CITY OF SEADRIFT, TEXAS

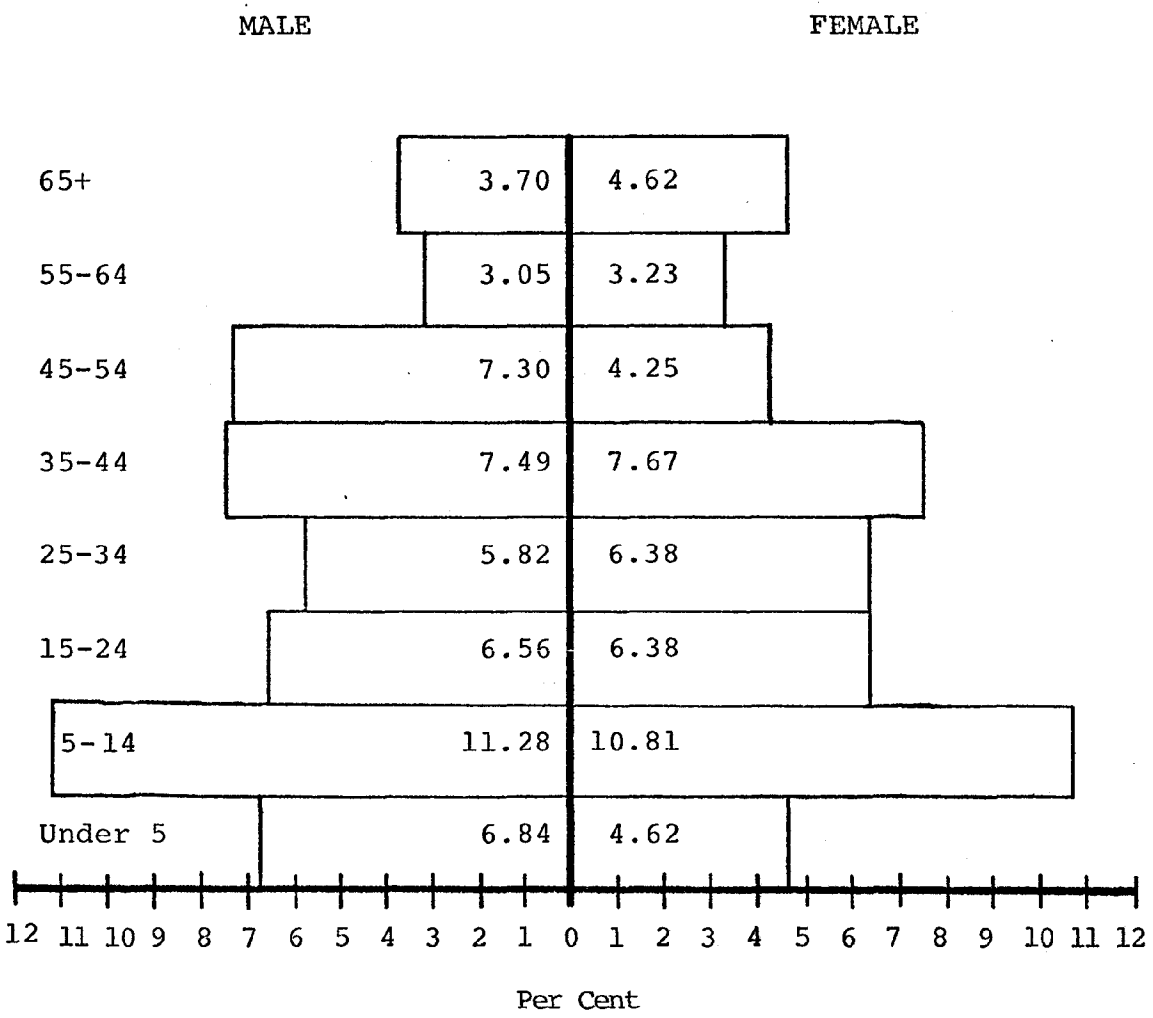
Classification	1960[1]	1970[2]
Total Population	1,082	1,092
Male	563	560
Female	519	532
Total Under 5	124	91
Male	74	48
Female	50	43
Total 5-14	239	230
Male	122	127
Female	117	103
Total 15-24	140	188
Male	71	96
Female	69	92
Total 25-34	132	135
Male	63	70
Female	69	65
Total 35-44	164	120
Male	81	62
Female	83	58
Total 45-54	125	125
Male	79	56
Female	46	69
Total 55-64	68	114
Male	33	61
Female	35	53
Total 65 and Over	90	89
Male	40	40
Female	50	49

SOURCE: 1. U.S. Bureau of the Census, Census of Population; 1960, "General Social and Economic Characteristics", Texas, Table 24, p. 45-145.

2. "Texas Natural Resources Information System", Computer Print-Out of the 1970 Census of Population.

Chart 7

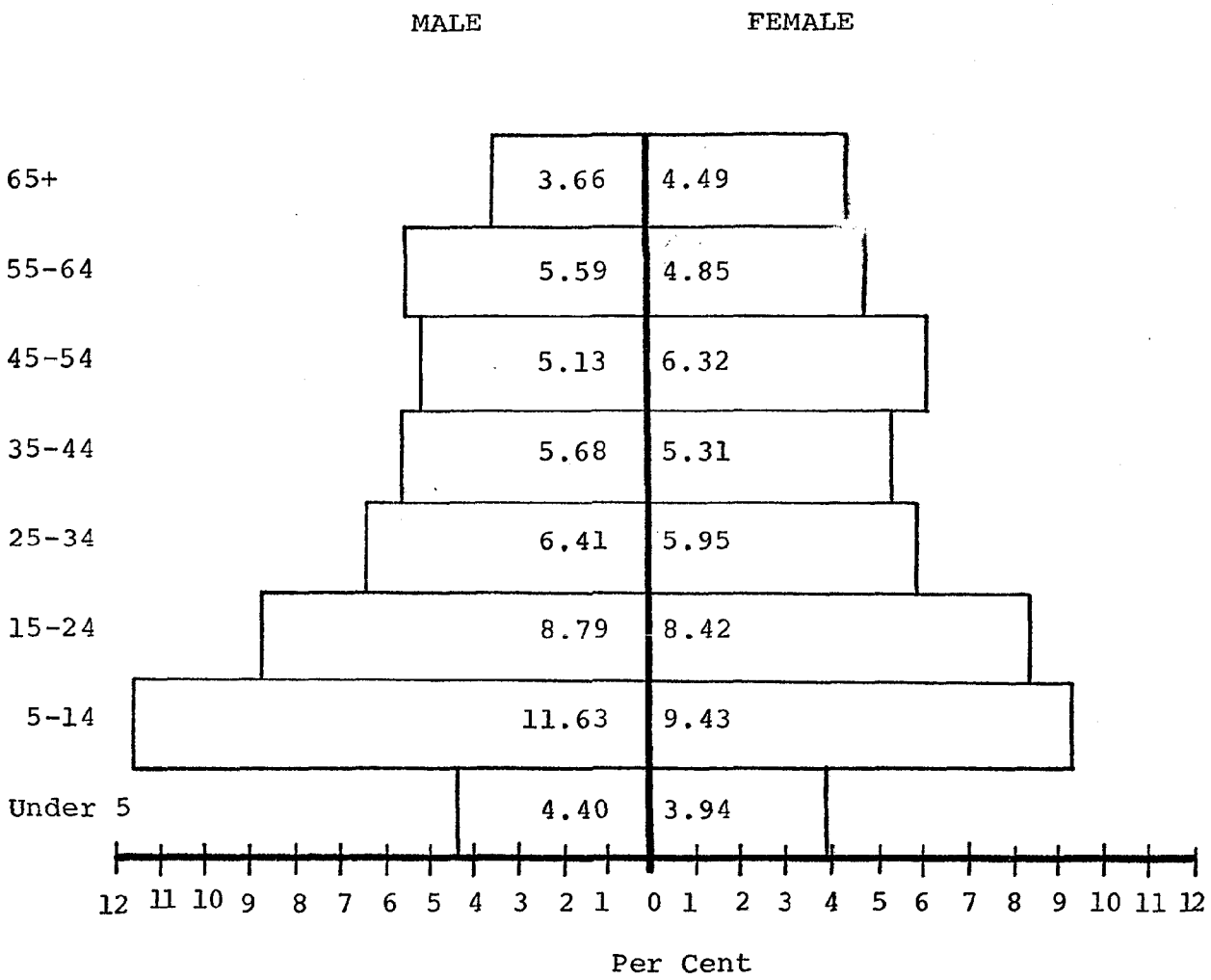
AGE-SEX PYRAMID FOR 1960
CITY OF SEADRIFT, TEXAS



Source: U.S. Bureau of the Census, Census of Population: 1960, "General Social & Economic Characteristics", Texas, Table 24, p. 45 - 145.

Chart 8

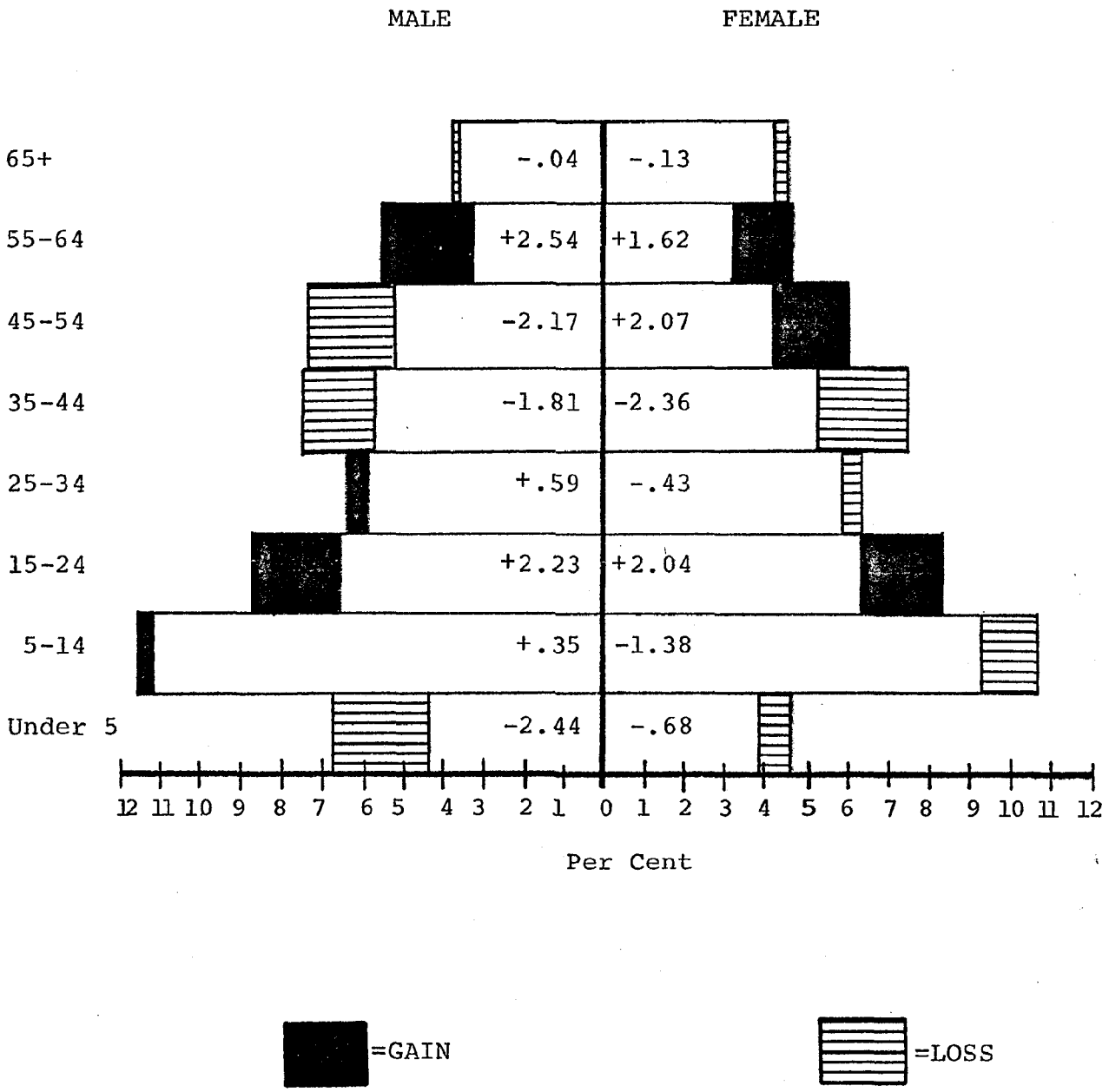
AGE-SEX PYRAMID 1970
CITY OF SEADRIFT, TEXAS



Source: Texas Natural Resources Information System, Computer Print-Out of the 1970 Census of Population.

Chart 9

AGE-SEX PYRAMID COMPARISON
CITY OF SEADRIFT, TEXAS
1960-1970



HISTORIC PRESERVATION

Many persons are realizing the importance of acknowledging and preserving the past. This awareness of the need to conserve our natural and cultural resources has caused families to question the importance of residing in tract homes in suburbs or outlying areas of cities.

Because of its location Seadrift would appear an ideal place for a substantial increase in home construction activities. However, as mentioned in the Housing section there has not been a large volume of new homes developed in the area.

At present, no adverse impacts have been found upon any potentially historic home or site in Seadrift. Further, any policy enacted as a result of information contained in the Housing and Land Use sections should have no adverse impacts upon potentially recognized historical homes or sites in the City of Seadrift.

For a greater understanding of historic preservation in and around the area, inquiries should be directed to the attention of the Calhoun County Historical Commission located in Port Lavaca.

ENVIRONMENTAL ASSESSMENT

Although it is beyond the scope of this document to fully illustrate the interrelationship between natural, social, and man-made environments, the information contained in this plan is meant to provide a generalized base of information upon which to assess impacts of developmental activities.

The Seadrift Community Development Plan is a working document and as such the information is meant to be used to develop policies for the City. The environmental impact of the document would be indirect; but its effect will be to enhance the local environment. No adverse environmental effects are expected.

Alternatives to this document are: 1) For the local authorities not to use the data or 2) For the local authorities to use only selected portions of the data. Both of these alternatives decrease the amount of necessary information available to authorities upon which to base future planning decisions. The ultimate purpose of the plan is to provide reference information suitable for improving the accuracy and usefulness of long term planning. No commitments of resources are involved in the acceptance of this plan for use by local officials or interested persons.

DATE DUE

GAYLORD No. 2333 PRINTED IN U.S.A.

NOAA COASTAL SERVICES CENTER LIBRARY

3 6668 14106 7258